

HPCPO BOD Meeting

Date: February 25, 2025

Time: 9:00 A.M.

Call to order: Pledge of Allegiance & Moment of Silence

Roll Call: Karen Rushlow, Paul Quintin, Ray Thomas, Greg Myers, Jean Albano, Steve Heffron, Lynda Anderson, Karen Marrero, Corinne Foti

Approval of Minutes: BOD Meeting 1/28/2025

BOD Meeting 2/6/2025

General Meeting 2/6/2025

Motion to Approve: 1st: Ray Thomas 2nd: Lynda Anderson

All in Favor-passed: Yes

BACKGROUND APPLICATIONS:

Motion to ratify approved background checks of new owners and applicants: 7312 Score, 12514 Harker, 7324 First Circle, 12086 Eldorado, 9003 High Point, 8066 Stockholm St, 12274 Fairway Ave. (previously approved)

Motion to Ratify: 1st: Jean Albano 2nd: Karen Rushlow

All in Favor-passed: Yes

BY-LAWS/CCR's:

First meeting 2/21/2025. We will continue to meet Fridays at 10am. 7 homeowners and 3 Board members attended.

COMMUNITY BUSINESS:

Motion to Approve Occupant Background Application – 12256 Evantide Ave.

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

All in Favor: NO - Motion Failed

Motion to Deny Occupant Background Application – 12256 Evantide Ave.

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

All in Favor: Yes – Application Denied

Meeting dates postcards being printed, then mailed \$116 Osmond Printing and Aaro fence repaired hole in perimeter fencing \$185.00

Motion to Ratify: 1st: Ray Thomas 2nd: Paul Quintin

All in Favor-passed: Yes

COMMUNITY CENTER: Steve Reported:

A) Installation of 911 Emergency Phone working thanks to Paul

B) Motion to approve purchase of 15 new resin top card tables \$48-53 each

Motion to Approve: 1st: Jean Albano 2nd: Paul Quintin

All in Favor-passed: Yes

C) Due to shortage of storage BOD requesting all clubs in late March/April using storage areas in CC to remove Damaged/no longer needed items. BOD members will be available to answer questions. This will be done on March 21st/ 1pm-4pm by Paul and Steve.

FINANCES: Greg Announced we no longer will give out coupon books for HOA dues. They will no longer be needed. Dues remain the same. You will get a new account number. January 1 – January 31 report read by Lynda. Copies available on table or at the High Point Office.

Motion to Approve Financial Report: 1st: Paul Quintin 2nd: Karen Rushlow

All in Favor-passed: Yes

GROUNDSKEEPING: Steve Reported: Cleaned up behind pool.

Evaluating the feasibility of installing a metal Building to be used for storage on current cement pad behind the Community Center.

Payment for Tractor Greenacres Equip. \$29,394.42 (Payment to come out of Spectrum money)

Motion to Ratify: 1st: Jean Albano 2nd: Lynda Anderson

All in Favor-passed: Yes

INFORMATION SERVICES: Emergency system is now operational after having some repairs done. Everything else is okay

PERMITS: (SEE ATTACHED) Motion to approve 25 permits and deny 2

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

All in Favor-passed: Yes

RECREATION:

New sign "Pickleball Club" purchased \$99.00 Print Shack and New Pickleball court windscreen ordered \$216.91 Amazon

Motion to Ratify: 1st: Steve Heffron **2nd:** Ray Thomas

All in Favor-passed: Yes

New lounges for pool ordered (will take 6 weeks).

Warranty part for pool will be installed March 17th.

Look into shuffle board courts to have a sports deck replacement.

STORAGE COMPOUND/DOG PARK:

A) Road base installed by Daniel Construction-prepaid & previously approved. Work all done.

B) March 24th electronic gate will be installed. Each homeowner will have their own code to get into compound.

ANNOUNCEMENTS:

- Tuesday March 11 5pm Italian Dinner. Karen has tickets today
- March 1 9:30am – 11:30am Vendor Fair
- March 21 1pm- 4pm All clubs to clean out closets
- March 25 9am Next B.O.D Meeting at Community Center
- Fire Whistle now operational. Watch for announcements on testing

OPEN FORUM:

- *Website questions (under construction)*
- Board out Front
- Why \$12 for dinner
- Thank you for Emergency phone
- Property Taxes
- Coupon Books
- Sanctioned Clubs
- Travel Club
- Sign purchased for events
- Update on new computer system
- Update meeting (on website)
- Fruit Rats
- Pool Complaints
- Explanation of pool repairs: resurfacing pool deck; Geo-thermo repair to be done; ordering spare parts and pump room has been retrofitted.

Motion to Adjourn: Time: 9:39

Motion 1st: Ray Thomas **2nd:** Lynda Anderson

All in Favor-passed: yes

Respectfully submitted by
Jean Albano
Secretary

High Point Community Property Owners, Inc.

Official Meeting Dates for 2025

**Meeting Location: High Point Community Center
12249 Club House Road, Brookville, FL 34613**

General Meeting Dates

February 6, 2025 @ 1:00pm

April 10, 2025 @ 7:00pm

October 2, 2025 @ 1:00pm

Budget & By-Law Meeting

October 16, 2025 @ 1:00pm

Annual Meeting/Election

December 11, 2025 @ 1:00pm

Board of Directors Meetings

held the last Tuesday* of every month unless otherwise posted @ 9:00am

***Subject to change**

The Restated Articles of Incorporation as adopted on Feb. 6, 2025 were recorded as follows:
Instr #2025010707 BK:4523 PG:158, Filed & Recorded 2/14/2025 11:53AM CAS Deputy Clk.
#Pgs: 5, The Restated Restrictions & Covenants as adopted on Feb. 6, 2025 were recorded as
follows: Instr #2025010706 BK:4523 PG: 144, Filed & Recorded 2/14/2025 11:53 AM CAS
Deputy Clk, #Pgs 14, The Restated Bylaws as adopted on Feb. 6, 2025 were recorded as follows:
Instr #2025010708 BK: 4523 PG: 163, Filed & Recorded: 2/14/2025 11:53 AM CAS Deputy Clk,
#Pgs:10, Doug Chorvat, Jr., Clerk of the Circuit Court, Hernando CO FL

Est. 1988

(727) 869-2171
(352) 597-7988
Fax (352) 597-7909

AARO FENCE, INC.

13390 JACQUELINE RD. • BROOKSVILLE, FL 34613

Quality Materials & Workmanship

We accept all major credit cards.
aarofence@gmail.com

No. 38376

DATE 2-3-25

ATT Karen

SOLD TO <u>High Point</u>		HOME PHONE	<input checked="" type="checkbox"/> Repeat Customer	<input checked="" type="checkbox"/> Interior
ADDRESS <u>High Point Perimeter</u>		BUS. PHONE <u>352 596-2397</u>	<input type="checkbox"/> Yellow Pages	<input type="checkbox"/> Corner
CITY/STATE/ZIP <u>Brooksville</u>		CELL PHONE	<input type="checkbox"/> Referral	<input type="checkbox"/> Waterfront
EXISTING HOOK ON <u>Yes</u>		FAX #	<input type="checkbox"/> Other	<input type="checkbox"/> Gulf Course
FENCE CONTOUR <input type="checkbox"/> LEVEL	FOLLOW GROUND <input checked="" type="checkbox"/>	BARB <input checked="" type="checkbox"/> UP <input type="checkbox"/> DOWN	CROSS STREET	
SUBDIVISION				

DESCRIPTION	HEIGHT	QUAN.	REMARKS	COST SUMMARY	
FENCE STYLE <u>Chain link Repair</u>	<u>6+1</u>			PRICE	<u>185-</u>
FENCE FABRIC	GAGE <u>9</u> O.D.	MESH <u>2</u> WEIGHT		PERMIT	
LINE POSTS				TOTAL PRICE	
TOP RAIL				DOWN PAY.	
END POSTS				BAL. DUE	
CORNER POSTS					
GATE POSTS					
GATES					
GATES					
MISC.					

Repair Hole IN Fence between 8229 Green CT and 8238 Green CT. Haul away damaged material

185-

CALLED MISS DIG	PERMIT FILED	JOB COMPLETE <u>2-3-25</u>	DATE PAID
UNDERGROUND UTILITIES ELEC. PHONE GAS OTHER YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN <u>15</u> DAYS.	

I hereby certify that I have read and agree to all the specifications, terms and conditions on reverse side of this contract, and have received a complete copy of same. I acknowledge that this order is not cancelable except within 72 hours of this date and then only by writing or in person.

AARO FENCE, INC.
 BY R. G. Ballew SELLER
Do Job Per Karen 2-3-25 DATE
 OWNER/PURCHASER

HIGH POINT COMMUNITY PROPERTY OWNERS, INC.
TREASURER'S REPORT
BOARD OF DIRECTORS MEETING
February 25, 2025
January 1, 2025 – January 31, 2025

INCOME

YTD

Operating Income (Homeowner Assessments, Lot Assessments, Lot and Median Maintenance, RV Storage)	\$, 112,475.90
Other Income (Pool Receipts, Interest Income, Fine Income, Late Fees, Non-Taxable Income)	<u>1,717.89</u>
Total Income	<u>\$ 114,193.79</u>

EXPENSES

Operating Expenses (Salaries and Wages, Payroll Taxes, Insurance, {Professional Services)	\$ 106,978.85
Repairs and Maintenance (Information Services, R.V. Compound, Landscaping, Property & Lots, Community Center, Recreation)	43,836.87
Supplies (Grounds keeping, Community Center, Office & Postage, Recreation)	10,507.37
Utilities (Electricity, Water, Telephone, Waste Removal, Security System)	8,844.99
Other Expense Property Tax, Bank Charges, Social Activities, Dues, Fees, Licenses, Computer Professional Services, Leased Equipment, Assessment Coupon Books, Bad Debt, Miscellaneous, Depreciation, Suspense Account)	6,972.60
Total Expense	<u>\$ 177,140.68</u>
Net Income (Loss)	<u>\$ (62,946.89)</u>

2/25/2025

HPCPO, INC.

ASSETS

CURRENT ASSETS

CASH AND SAVINGS

Truist Bank – Service	\$ 194,152.06
Truist Bank – Payroll	31,832.69
Petty Cash	75.00
Brannen Bank Savings/Repl II	<u>\$ 126,098.16</u>

Cash Accounts **\$ 352,157.91**

Money Market Accounts

Regions Bank – M/M CIF	\$ 254,329.57
Capital City – MM Repl I	<u>171,548.59</u>

Total Money Market Accounts **\$ 425,878.16**

Investment Accounts

Truist Money Market Account	\$ 508,359.533
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Total Investment Accounts **\$ 508,359.53**

TOTAL CASH AND SAVINGS **\$1,286,395.60**

FIXED ASSETS

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

\$2,467,305.41

2/25/2025

GREEN ACRES OUTDOOR POWER EQUIPMENT

AGREEMENT TO PURCHASE

640 WEST FORT DADE AVE, BROOKSVILLE, FL 34601

TRACTOR

352-797-2000

KirkGreenAcres@hotmail.com

NAME High Point Community COMPANY KAREN MARRERO

ADDRESS 8008 Battie st B-Ville STATE FL ZIP 34613

DRIVERS LICENSE _____ STATE _____

PHONE 352-596-2397 EMAIL KM@RETIREFlorida.ORG

MODEL# TYM 2515R SERIAL# RFLB00006 STOCK# GA 905 AMOUNT \$

- 1) BRANSON TYM tractor loader
- 2) J-BAR 5' rotary cutter w/clutch
- 3) J-BAR 66" box blade

4) J-BAR 5' twin cyl grapple SALES PRICE \$ 27,288.-

5) 48" standard duty forks TRADE ALLOWANCE \$ —

SUBTOTAL \$ 27,288.-

SHIPPING & ENVIRONMENTAL \$ 479.00

SUBTOTAL \$ 27,707.-

SALES TAX \$ 1687.42

TOTAL \$ 29394.42

LESS DOWN PAYMENT \$ —

AMOUNT DUE/FINANCED \$ 29394.42

THANK YOU FOR CHOOSING GREEN ACRES OPE FOR YOUR OUTDOOR POWER NEEDS !!!

DEALER [Signature]

CUSTOMER _____

DATE 2/21/25

DELIVERY DATE _____

OSMOND PRINTING

Put Some Color In Your Printing!

352-848-0016

Email: oprintinginc@tampabay.rr.com

Please Mail Payments To: Osmond Printing • P.O. Box 10853 • Brooksville, FL 34603-0853

INVOICE No.

25-028

March 4, 2025

High Point Community Property Owners, Inc.
8008 Baltic Street
Brooksville, FL 34613

P.O. No. Terms
Corinne Foti Due On Receipt

1,800 Meeting Date Post Cards - 4.25x5.5 - White Card Stock - Black Ink 2 Sides
\$116.00

Sales Tax \$7.54

Total: \$123.54

Permits:

APPROVED

Pittman	12334 Fairway Ave	Golf cart garage roof
Hacker	11511 Formosa St	Fence
Levan	8005 Eastern Circle Dr	Carport repair
Bennington	7353 Eastern Circle Dr	Fence
Broschart	7303 High Point Blvd	Fence
Hacker	11511 Formosa St	New windows
Manseau	7995 Baltic St	Flag Pole
McGookey	12275 Fairway Ave	Fence
Czubinski	12220 Fairway Ave	Vapor Barrier
Morgan	11521 Fairway Ave	New Roof
Schneider	9088 High Point Blvd	New Shed
White	7437 Eagle Drive	New Driveway
Starr	8017 High Point Blvd	New windows
Fritsch	12487 Fairway Ave	Repair storm damage
Lumbra	7570 Western Circle Dr	Driveway coating
Person	7270 Fairlane Ave	Repair deck
Stonehouse	9006 High Point Blvd	Driveway Extension
Noren	7387 Harlow St	Replace windows
Hacker	11511 Formosa St	Replace windows
Dewaine	8222 High Point Blvd	New Steps
Manseau	7995 Baltic St	Kayak rack
Jackson	7436 Nielsen	Awning/side of house
Bergman	8254 Fiesta St	Conc slab behind hse
Rogers	7552 Eagle Dr	Reroof
Lee	7150 Fairlane Ave	Replace windows

DENIED

Woznicki	7538 High Point Blvd	2 car garage
Towle/Ballard	7530 First Circle Dr	Beautification Fence

Details for Order #112-0678248-5435437

[Print this page for your records.](#)

Order Placed: February 19, 2025
Amazon.com order number: 112-0678248-5435437
Order Total: \$216.91

Preparing for Shipment

Items Ordered

1 of: *Just For Nets JFN Heavy Duty PVC Windscreen, Forest Green, 6' x 50'*

Price
\$174.00

Sold by: Just For Nets (seller profile)
Supplied by: Other

Condition: New

Shipping Address:

Karen Marrero
8008 BALTIC ST
BROOKSVILLE, FL 34613-5528
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:
Visa ending in 6754

Billing address
Karen Marrero
8008 BALTIC ST
BROOKSVILLE, FL 34613-5528
United States

Item(s) Subtotal:	\$174.00
Shipping & Handling:	\$31.60

Total before tax:	\$205.60
Estimated tax to be collected:	\$11.31

Grand Total:	\$216.91

To view the status of your order, return to [Order Summary](#).

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Fish Point Pickleball Club

