

## **Highland Point HOA Annual Meeting Minutes 1/10/2026**

### Annual meeting

A motion was made and approved to skip reading of the previous meetings minutes.

The meeting was called to order and it was confirmed that we had at least a quorum of residents in attendance.

Dan Amburgey noted that the purpose of this meeting is to select the Board/Directors for 2026. Since no one submitted forms to be on the board, Dan asked for anyone in attendance that would be willing to serve.

Mark Warren, Dan Amburgy, and Marcus Billson volunteered.

Dan moved to approve the members that volunteered and it was approved by the group in attendance.

A motion was then entered to end the general meeting. This was also approved.

### Board of Directors meeting

Following the annual meeting the board of directors started the board meeting. Residents present were invited to stay and participate and all did stay.

Dan reviewed the financial status of the HOA and a proposed budget based on the new annual fee and assessment from 2025. He noted that this does include some estimates based on expected expenses and estimates of expenses based on previous years.

A motion was made and approved to accept the budget.

Mark Warren discussed that HPHOA's contract with the current management company, Stambaugh will be ending at the end of January. He noted that he has found two local management companies that responded and provided quotations. These are Highland Community Management and Garrison Management. The first provided a quote of \$500 per month and the second \$800 per month.

The group discussed these options and it was suggested that we consider some management companies in Kissimmee since they have so many HOA communities. Mark agreed to check with some companies in that area also and provide any options to the board in the next few days.

Mark requested that the board members review the management company options and provide their vote by the end of the week so the new company could complete the transition by the end of the month.

The attending residents then had some discussion with the board on issues of concern in the community including maintenance of properties, businesses being conducted on property, cars on lawns, and dogs not secured by leashes. Mark noted that these concerns would be noted to the new management company to help with notifications and enforcement. He also noted that some items such as parking on the street and unleashed pets are also addressed by the Lake Wales city regulations and can also be reported to the city and animal control for enforcement.

A motion was then made and approved to end the board meeting.