



Isle Of Pines

PROPERTY OWNERS ASSOCIATION



April 2016

From our annual IOP Easter Egg Hunt



A Big Thank You to all who attended & all the volunteers who helped make this event a Huge Success!!!



See page 4 for more pictures

From The IOPPOA President

Hello Neighbors,

We had a great meeting this month and heard so many fantastic ideas for the future of our community. We are off to a great start for 2016!! There are many new projects and improvements we are working on and many more on our list!!!! Currently at the top of our list are:

- *Better lighting at the Park
- *Accessibility improvements to include a ramp and sidewalk from the pavilion to the restrooms
- *A new structure to protect our new water system
- *Lighting for the flag pole
- *Playground repairs

The weather has been perfect for utilizing the wonderful amenities of our park!! Spend the day swimming, boating, fishing, watching the kids play on the playground, and grill some great food. Create wonderful family memories!! That's what this community is all about.

We are always looking for volunteers and hoping for more community involvement. Help us make our community a positive place. All input, ideas and help are welcome!! Please feel free to join us at our meetings at the park, the 1st Tuesday of every month at 7 pm. If you are unable to attend but would like to remain informed about the meetings, we have begun to add the meeting minutes to this publication effective this issue.

Finally, as a friendly reminder, please be mindful of the park rules and remember all children under 12 must be accompanied by an adult.

"Alone we can do so little; together we can do so much." ~Helen Keller

Thank you,
Terry
IOPPOA President



ISLE OF PINES PROPERTY OWNERS' BOARD MEMBERS		
Officers:		
Name	Phone	Email
President: Terry Gardner	407-496-1522	gardnerinc@bellsouth.net
Vice Pres: Al Eastburn	407-325-2479	aeast4748@aol.com
Treasurer: Kurt Lugar		lugar@bellsouth.net
Secretary: Jesse Dance		flyfishermn82@gmail.com
Board Members:		
Dana Aikin	407-401-3606	123danaaikin@gmail.com
Suzanne Arnold	407-281-0901	suzarnold@mindspring.com
Fred Blankenbicker		flb_steelers@yahoo.com
Robert Holder		jetbreeze45@aol.com
Chet Koziniski	828-699-8715	chk43812@yahoo.com
Shawn Krzanik	321-239-6462	stkrzanik@gmail.com
Domenique Lombardo	407-474-7000	dblanch@bellsouth.net
Mindy Nodorft	407-721-1251	mnodorft@bellsouth.net
Matt Rock		mattrocks321@gmail.com
Josh Starcher		josh.starcher@gmail.com
Marilyn Williams	303-746-5086	lynnewsheba@gmail.com

The IOPPOA Board meets the First Tuesday of every month at 7:00pm at the South Beach Park. All are welcome to attend.

Please contact a board officer if you would like a topic to be put on the agenda for discussion.

Check us out at www.isleofpines.org

March Board Meeting Minutes

Date: 3/01/2016

Start time: 7:10pm

Terry Gardner called for the commencement of the meeting

Secretary Report was accepted with no opposition

Treasurers report showed a total of \$28,356.12 as of date 02/02/2016 and was read and approved: Treasurer was absent for the explanation of the account information. Motion to accept the Feb balance without explanation from Kurt of explanation of funds. No one opposed.

Old Business:

Vandalism: The recent vandalism in the park was discussed and Suzanne Arnold said this is a situation that required a group discussion as to how we would handle the situation. Dana Aikin brought up the fact that he felt surveillance cameras were needed to handle any future incidents. Terry suggested we brainstorm the situation, and report back at the next meeting as to what's available and the cost. A police report has been filed and Suzanne felt that a reward should be offered for any information on who did this. Matt Rock made a motion that we offer a \$100 reward to anyone having any information. Motion approved and passed. Dave Hatfield and Bob Williams will look into surveillance equipment and report back to the Board.

Budget Committee: The Board decided that we should set up a budget committee to work in conjunction with Kurt Lugar to oversee The expenses of the IOP. The committee will consist of Josh Starcher, Chairman, Matt Rock and Mindy Nordorf.

Shed Cover: Chet Kozinski brought up the cover for the equipment shed to protect the water system. Wendy said we also need a new storage shed for supplies as the current one is not adequate enough. **Trim Trees:** Domenique Lombardi felt that the trees alongside the parking lot should be trimmed and it will be considered for a future date.

Bids: Bids for the various jobs were then presented.

Lawn Maintenance: \$200/mo – Quality Landscape [Matt Rock]. Voted & approved

Newsletter: \$125/mo – Gillian Lugar. Voted & approved with 2 opposed [Dana Aikin and Al Eastburn]

Bathroom: \$50/mo – Taylor Hawkins [voted and approved]

Newsletter Delivery: \$35/mo – Mike Land [voted and approved]

Webmaster: Al Eastburn One year IOP Membership [voted and approved]

Terry Gardner will send letters to the other bidders and thank them for their bids.

Audit Committee: Terry Gardner mentioned that we usually have an audit of the books every December. The Board voted and decided to pass it over to next December. Approved and passed.

Events Committee: Wendy Gardner, Chairman, expressed an interest in starting an events committee to plan events in advance so members can put it on their calendars and prepare. As a start, it was decided that the Easter Party would be March 12th with a budget of \$500. A motion was made and it was approved and passed.

New Business for March 2016:

Shed Cover: Chet Kozinski brought up the cover for the equipment shed to protect the water system. John and Jesse will need to head the effort. Just cover it up and get it out of the sun. 4 posts 4 sides a roof.

Wendy said we also need a new storage shed for supplies as the current one is not adequate enough.

Budget Committee: Budget committee (Matt Rock) verbally explained that there is \$11K for events and improvements, Josh Starcher was absent (travel) during the meeting. Will revisit the numbers when Josh returns.

Suggestions for park improvement:

>Better lighting throughout the park

>Improve landscaping at the entrance sign-Interest shown- Shawn Krzanik offered to do it complimentary. Matt Rock and Shawn Krzanik will work together to determine the right landscaping to go behind the sign.

>Grid down tree stump from the tree that was removed by Matt Rock. Matt Rock will get 3 written quotes.

>Swimming/park-rules sign needs to be relocated because it blocks the view of the lake. Move it by the flag pole.

>Tire swing is starting to fall apart. Hire a company to rebuild it for safety and insurance purposes. Susan Arnold will head the effort .

>A better locking side gate system-Al Eastburn will look into it. Current lock on the gate is note desired.

>Motion lights under the pavilion.

>Clear out the tree line along the North & South side of the park. Matt Rock will investigate.

>Handicap ramp up to pavilion to make it easier to exit the pavilion-Terry Garner will look into it

>Side walk from pavilion to the bathrooms for wheelchairs access- Terry Garner will look into it

Topics that went to a vote and Passed:

Al Eastburn brought up an electrician (Louis) to fix the flag pole light for \$480 Will also ask him to look into the rest-room hand dryer wiring not to exceed \$400.

Robert Holder would like to extend the park hours to 10pm-Discussion on rules for being at the park until 10pm. Terry/

Al will check with insurance to see if extending park hours and improving park lighting will affect premiums.

Meeting adjourned at: 8:25

Member attendees: Dana Aikin, Suzanne Arnold, Fred Blankenbicker, Jesse Dance, Al Eastburn, Terry Gardner, Robert Holder, Chet Kozinski, Shawn Krzanik, Matt Rock, Marilyn Williams

Absent members: Domenique Lombardo, Kurt Lugar, Mindy Nordorft, Josh Starcher

Happy Birthday



Kendall Hilley, April 3rd



Ryan Hall, April 12th

Remember if you have an up coming Birthday, Anniversary or other special event you would like in the newsletter, please email iopnewsletter@yahoo.com! Please submit by the second Saturday in the preceding month.

Some more fun from our annual IOP Easter Egg Hunt



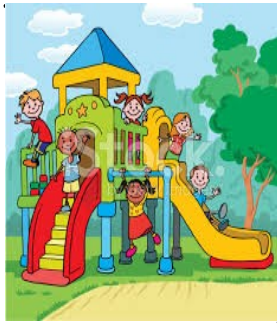
Play Group

Join us at the park
Wednesdays at 4:00.

Members and non-
members welcome!

Feel free to bring a snack to share.

No drop offs please!



Crabby Road

6-29-12



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Please Slow Down Speed Kills

Kids are on the streets waiting for school buses, riding bikes, skateboarding and walking. Please use caution entering

and exiting the neighborhood. (YOU NEVER KNOW...YOU COULD BE ON RADAR)

SPEED
LIMIT
35

Its never too late to JOIN! IOPPOA Yearly Membership is \$125

Membership is not prorated if you join later in the year - unless you are new to the community. Membership Applications are available on our website at www.isleofpines.org under "Community Stuff" or contact

Al Eastburn or Kurt Lugar for more info or to get your new key.
Their contact info is on page 2!

Upcoming IOP Events

- May 7 Triathlon
- June 18 Triathlon
June 19 Fathers Day Fishing/Fry
- July Independence Day
- Aug 13 Triathlon
- Oct 1 Triathlon
Oct Halloween
- Dec Christmas

NOTE: Private—Park rental functions may be viewed at www.isleofpines.org

NEWSLETTER ADVERTISING RATES

1 / 8 PAGE
\$7.50

1 / 4 PAGE
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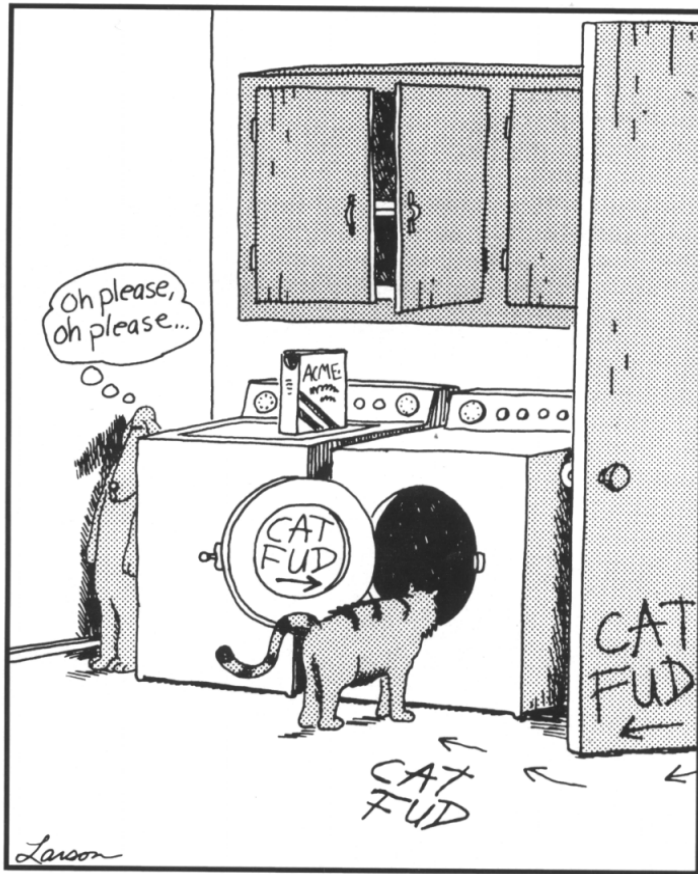
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Park Rental Information:

If you are member of the IOPPA then you may rent the South Beach Park. How do you go about that? Well it is easy. Check out the website www.isleofpines.org and look under the Community Calendar to see if the date is available. If it is, download the Park Rental Application (Under Community Stuff). E-mail Jesse Dance at flyfishermn82@gmail.com and let him know that you want to reserve the park. Next, make arrangements to get the paperwork and your \$75 deposit check to Jesse. The park isn't considered rented until the check and paperwork have been received. Pick up the Private Function sign from Jesse on the day of your party. After the function if all is in order then your check will be returned to you.

REMEMBER: All garbage should be bagged and removed from the park. Park Rules are also located on the IOPPA website and should be reviewed before your function.

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North Shore - Beautiful 4 bed 3 bath in a gated golf community with a triple split bedroom floor plan and open floor plan, move in ready condition! This home has been freshly painted with a new alarm system installed. It has an open kitchen setup with plenty of quartz counter top and island, all bathroom have matching quartz counters as well. The home has tile and laminate flooring, jack and jill bath between two bedrooms, and large closets. Screened patio and fenced yard. This home is close to highways, school and medical city. **\$265,000**

Stratford Point - TESTIMONIAL!!!
Finding the right home and then going through the steps to purchase one is definitely one of the most stressful events in life. Add the fact that I was pregnant with our fourth daughter! Thinking back on the experience, there is no one else who could have done a better job at helping us walk through this stressful time than Domenique! Her level of knowledge, experience, and professionalism in addition to wonderful personality will never be forgotten. We love you Domenique! You are amazing!

North Shore - TESTIMONIAL!!!
Domenique is extremely knowledgeable on all things Real Estate and location. She is very honest which is one of the best qualities that a Realtor can possess. She was very patient with our needs and wants, and always had our best interest at heart. She has a fantastic team for financing and a long list of contractors & inspectors. Domenique is the only Realtor that we will ever use and recommend. Thank you for always being available, even after we closed on the house.

North Shore - This exquisite 4 bedroom / 2 bathroom pool home with tranquil water frontage is located in the exclusive gated community of North Shore at Lake Hart. The elegantly appointed interior features designer colors, beautiful crown moldings, extensive recessed lighting and upgraded finishes throughout. Gorgeous kitchen featuring a center island, 42" cabinetry with pullout shelves, exquisite granite countertops, and matching stainless steel appliances. The luxurious master suite offers a large walk-in closet & bathroom with dual sinks and a jetted tub. **\$290,000**



ISLE OF PINES - CONIFER DR.
STILL ACCEPTING BACK UP OFFERS - \$225,000
Pride of ownership home. With 3 bedrooms and 2 bathroom, 2 car garage with inside utility room. Vaulted ceilings, open kitchen with an eating bar and breakfast nook overlooking the family room with the wood burning fireplace. Tile through out the home except for the 2 spare bedrooms. Screen porch leading to over sized fenced and landscaped yard with above ground pool and deck. Concrete slab with aluminum galvanized RV/Boat port and shed. This home offers more than you would expect.



ISLE OF PINES - FERNWAY RD.
Oversized LAKE ACCESS lot with chain of lakes access or boating skiing from community private park and dock as well as community events and activities. Lot improvements and cleared, some filled dirt, surveyed. The soil has been tested and house plans are available. This lot is ready to build!
\$59,900



ISLE OF PINES 12422 LAKE MARY JANE
Be part of history with one of the first homes built on Lake Mary Jane - Moss Park Chain of Lakes! One owner home. Huge double lakefront lot that has been filled and cleared but still has Grand Old Oaks with Spanish Moss, Magnolias, Cypress and Pecan trees. This lot has a concrete block home that can easily be updated or used as a footprint for an addition. This home rests in the center of two parcels which should be able to be divided into two lots or build one large estate. Options galore! **\$725,000**



OCOOE, FL - SHIMMERING SANDS DR.
Beautiful one story home. New Roof installed in 2012. Complete new AC inside and out in 2015. New attic insulation 2015. Natural Gas appliances. New Gas Range 2014 with convection oven and pancake griddle feature Current Termite Bond.
\$229,000