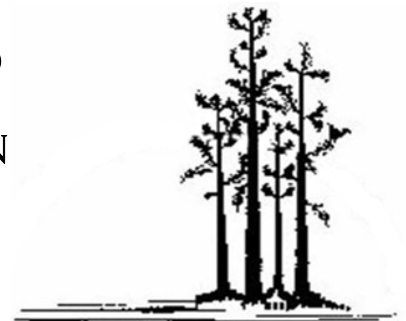




# ISLE OF PINES

## PROPERTY OWNERS ASSOCIATION



February 2017

### **IOPPOA IS ACCEPTING BIDS FOR THE FOLLOWING SERVICES**

BATHROOM MAINTENANCE  
NEWSLETTER EDITOR  
NEWSLETTER DELIVERY  
WEBMASTER  
PARK LAWN MAINTENANCE

As published in the January newsletter, if anyone interested in bidding the above positions, we have added the bid description and request for bid form to the January issue of the newsletter. Simply remove the form from the newsletter to complete and submit as instructed on the form. If you don't have a copy of the January issue, you can download from the our web page at [www.isleofpines.org](http://www.isleofpines.org)

As a reference point for your bid, the **2016** bids were awarded as follows;

Bathroom Maintenance—\$45.00 per month  
Newsletter Editor—\$125.00 per issue  
Newsletter Preparation and Delivery—\$35.00 per issue  
Webmaster-\$FREE annual membership in lieu of payment  
Park Lawn Maintenance- \$200.00 per month

If you have questions about submitting a bid for any of the above services please contact a board member. Sealed bids may be presented at the February board meeting being held Tuesday February 7th, 2017. Bids will be voted on at the meeting. If you are unable to attend the meeting, please turn your sealed bid into a board member to bring to the meeting.

Successful bidders will be notified at the meeting or by email if unable to attend the meeting.

### **Did you miss the Membership Drive?**

**Its never too late to JOIN!**

Membership is not prorated if you join later in the year - unless you just moved here.

Membership Applications are available on our website [www.isleofpines.org](http://www.isleofpines.org) under "Community Stuff" or contact AL Eastburn or Kurt Lugar for more info and to get your new key. Their contact info is on page 2!

**Annual Household Membership—\$125.00 (includes 1 key, +\$5.00 for additional keys).**  
**Discounts (subtract from \$125); Seniors (65+) -\$50.00, Hosting IOP Event-\$10.00, and Working IOP event-\$5.00 (Maximum -\$25.00 for year)**

# From The IOPPOA President

Hello Neighbors,

We are a month into the new year and hope everyone has a safe and prosperous new year.

We are looking forward to a productive year and hopefully many accomplishments within our community. We are hoping to see new faces at our monthly meetings and always open minded to your suggestions as to what accomplishments you would like to see during the new year. Everyone is always welcome to join us and your opinions are respected.

Be aware that the wildlife at this time of year are very active and as we commute in and out of the neighborhood please be alert.

Thank you,

Terry Gardner  
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	321-245-7710	aheast4748@aol.com
Treasurer: Kurt Lugar		lugar@bellsouth.net
Secretary: Ed Moon	321-228-3116	ed@turbomoon.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
Jesse Dance		flyfshermn82@gmail.com
Donna Spencer	716 -861 -7076	djspe1121@aol.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](http://www.isleofpines.org)

# January Board Meeting Minutes

**Date:** 1/3/2016

**Start time:** 7:05pm

**December minutes were accepted and seconded with no opposition**

**Treasurers report showed a total of \$18,940.07 as of date 12/31/2016 and was read and approved. No one opposed.**

## **Discussion of Old Business:**

Door to door speed hump survey is complete with 51 signatures that are interested in further exploring speed calming options. Orange County will perform a speed survey and provide further information. Orange County has begun traffic survey.

Septic tank was inspected and roots were found inside the tank. 3 quotes will be submitted to correct the issue. The issue has been resolved for \$50. Thanks Al

The basketball court was completed and is ready for use. Thanks to Dana and crew for your efforts. Thanks to the dirt backfill team as well.

January 21<sup>st</sup> is the membership drive and 2<sup>nd</sup> annual chili cook off. Invite a couple friends to attend the event. Read the flyer and enter your chili on time.

Further discussion on how to clear the north property. Kurt will talk to his contact (Gary Fishman) to discuss clearing of the property. John Rome had a quote for \$3500 for 2 pieces of equipment (and workers) for a full day. Discussion of easement, property lines, and access will need to be further investigated. There will be a questionnaire at the membership drive to find out how many people are interested and willing to help with the North park development. We would like to contact a person in the neighborhood to get a second quote. Rachel was asked to contact Gary Fishman concerning equipment he has and if he is willing to help with clearing at no charge or for free membership.

Further discussion on park trash removal. Shawn proposed acting as the sanitation engineer for the park for \$45/month as the county will not remove park garbage. The motion was made, seconded and passed with no opposition. There was discussion of a future fundraiser and organizing a committee to help put something together. The board is seeking volunteers whom are willing to help. At this time, there isn't enough time to properly put together a spring event and maximize raised funds. We would like to further discuss putting something together and begin planning further ahead. We are looking into what needs to be done and if people are interested. Josh Starcher and Suzanne will look into setting up a PayPal account.

Shawn has put together a business proposal that support renting out the park for wedding venues as a way to raise money for IOP parties and improvements to the park. He purposes 3-5 venues per year for \$1000-1500 each event. The event would be reserved a year or more in advance. The venue would not shut down access to the boat ramp. Concerns of Bi-Laws, hosting, keys, insurance and contracts were raised. More details to come. Motion was made for Shawn to pursue a path forward. Motion was seconded with no opposition. Motion passes.

## **Discussion of New Business:**

Al submitted 3 quotes for changing locks and re-keying for the new year members. A motion was made to use Armstrong Locks for 2017 members. It was seconded with no opposition. Motion passed. The membership saved \$422.00 thanks to Al's shopping around.

A person that owns 2 lots adjacent to North Beach is asking IOPPOA to sign a contract granting an easement/access to these lots. We are investigating the contract and would like to have a more qualified person (attorney) read the contract.

**Meeting ended at 8:05pm**

**Board Members that attended:** Suzanne Arnold, Fred Blankenbicker, Jesse Dance, Terry Gardner, Al Eastburn, Shawn Krzanik, Josh Starcher, Donna Spencer, Robert Holder, Domenique Lombardo, and Ed Moon

**Absent Board Members:** Dana Aikin, Chet Kozinski, Kurt Lugar, Marilyn Williams

**Guests:** Kip Buckley, Dave Caldwell, Mike and Jenn Land

## 2017 IOP Membership Drive and Chili Cook-Off

Thanks for everyone that participated in our membership drive and chili cook-off. It was a great success. A special thanks to Jesse and Rachel Dance for all of your work in setting up this event!





# Happy Anniversary



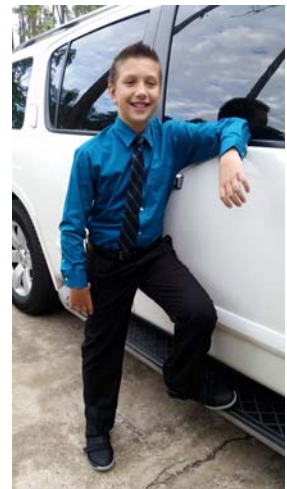
Robin McAdams and  
Harold Cornell  
Happy 25th Anniversary!



Jackie Dowling  
February 17th



Krista Hartley  
February 24th  
Happy 10th Birthday



Ryker Rome  
February 25th  
Happy 11th Birthday

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

## Please Slow Down

**Kids are on the streets waiting for school buses, walking, riding bikes, skateboarding and such.**

**Please use caution and observe the speed limit entering and exiting the neighborhood.**

**Parents, please talk to your kids and tell them to be cautious. If they see a car coming move off to the side of the road. Make sure when they are waiting for the bus that they are not standing or sitting in the road.**

**Thank you.**

SPEED  
LIMIT  
**35**

## Play Group

Join us at the park  
Wednesdays at 4:00.

Feel free to bring a  
snack to share.

No drop offs please!



## Upcoming IOP Events

March 12	Triathlon
March	Easter Party
May 13	Triathlon
June 17	Triathlon
Oct 14	Triathlon

NOTE: Private—Park rental functions may be viewed at [www.isleofpines.org](http://www.isleofpines.org)

### Orange County Mosquito Control Ph (407-254-9120)

Email: [mosquitocontrol@ocfl.net](mailto:mosquitocontrol@ocfl.net)

Getting bit by Mosquitos? Call Orange County Mosquito Control. They will come out almost every time that someone calls. Spraying usually begins shortly after sunset and can continue into the very early morning, depending on the time of the year.

## NEWSLETTER ADVERTISING RATES

1 / 8 PAGE  
\$7.50

1 / 4 PAGE  
\$15

1 / 2 PAGE  
\$30

FULL PAGE  
ONLY AD ON THE PAGE \$60

DROP AD  
YOU SUPPLY THE AD \$50

PERSONAL AD  
(MEMBERS ONLY)  
2 x 3 1/2  
FREE

PLEASE MAKE CHECKS PAYABLE TO  
**IOPPOA**

To advertise please email  
[iopnewsletter@yahoo.com](mailto:iopnewsletter@yahoo.com)

a m o r t h o d o n t i c s . c o m  
**anderson moopen**  
O R T H O D O N T I C S

### TWO LOCATIONS:

9161 NARCOOSSEE RD, STE 105  
ORLANDO, FL 32827  
407-418-0500

3150 SOUTH CONWAY ROAD  
ORLANDO, FL 32812  
407-658-0280



*Something for everyone to smile about . . .*

- Complimentary new-patient exam
- Interest-free financing options available
- Experienced and gentle staff
- Early morning and after school appointments

SERVING ORLANDO FAMILIES FOR MORE THAN 30 YEARS.



Isle Of Pines Resident

**Luis A. Velez Cruz**  
Master Electrician

Residential  
Commercial  
Industrial Service

**24 Electric Service Inc.**

License #ERI3014629

**407-616-2279**

24electricservice@gmail.com  
www.24electricservice.com

Isle of Pines Resident  
Licensed & Insured

**QUALITY**  
lawn & landscape

Call or Text Matt  
**321-278-2448**

## Double Discount Plumbing

Commercial & Residential  
IOP Resident for over 35 years!

Bill Jenkins Jr., Owner  
407-282-6056 Office  
321-303-8273 Cell

State License # CFC 1426406

## Stump Grinding by Gary

Isle of Pines Resident



Call for quote.  
Gary Fishman  
407-342-9146



As witnesses later recalled,  
two small dogs just waltzed into the place,  
grabbed the cat, and waltzed out.

## 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 web-site [www.isleofpines.org](http://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 [flyfshermn82@gmail.com](mailto:flyfshermn82@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.

Specialty Real Estate Firm, Offering World  
Class Service with Attention to  
Personal Details and Marketing.

"28 Years VA/FHA Experience"

*Domenique J Lombardo*  
Realtor® Broker-Owner

Cell: 407-474-7000



**NEW: Now offering showings  
to view lakefront properties  
by boat or see the  
lake for homes with access.**

The Noble /No Bull Agent, that treats you like Royalty  
13230 Lake Mary Jane Rd, Orlando, FL 32832  
www.royaltyrealestateboutique.com

**Great News!!!! Look at our area... Sales and prices are UP and the market is IMPROVING**

STATUS	ADDRESS	SQ FT	PRICE	BEDS	BATH	YEAR BUILT	POOL	SUBDIVISION	DAYS ON MARKET
ACT	14718 CAPRI RD	2,846	\$299,000	4	2	2008	N	ISLE OF PINE	150
ACT	14036 MARINE DR	2,052	\$499,000	3	2	1985	N	ISLE OF PINE	212
ACT	13936 MARINE DR	4,000	\$1,300,000	5	4	1999	N	ISLE OF PINE	112
ACT	14533 BRAY RD	1,808	\$268,900	3	2	1981	N	ISLE OF PINE	71
ACT	12712 LAKE MARY JANE RD	3,284	\$799,000	4	3	1957	N	LAKE MARY JANE SHORES	197
ACT	13830 S LAKE MARY JANE RD	5,093	\$658,000	5	4	1957	Y	LAKE MARY JANE SHORES	146
ACT	13020 ROBERTS ISLAND RD	4,009	\$1,150,000	5	3	2005	Y	ROBERTS ISLAND	156
PNC	14422 WINTERSET DR	1,848	\$205,000	3	2	1971	N	ISLE OF PINE	32
PNC	14640 CAPRI RD	1,224	\$80,000	2	1	1978	N	ISLE OF PINE	64
PNC	14510 BRAY	1,900	\$299,900	3	2	1993	N	ISLE OF PINE	147
PNC	13140 LAKE MARY JANE RD	4,376	\$600,000	5	5	1973	Y	ISLE OF PINE	334
PNC	13242 LAKE MARY JANE RD	2,856	\$998,000	5	3	1963	Y	ISLE OF PINE	280
PNC	12502 LAKE MARY JANE RD	3,580	\$899,000	5	4	2001	Y	LAKE MARY JANE SHORES	133
SLD	14332 WINTERSET DR	1,884	\$240,000	3	3	1980	N	ISLE OF PINE	4
SLD	14329 NELL DR	1,780	\$219,000	3	2	1987	N	ISLE OF PINE	101
SLD	14321 CONIFER DR	2,424	\$280,000	4	2	2005	N	ISLE OF PINE	67
SLD	13834 MARINE DR	1,994	\$550,000	3	2	1985	N	ISLE OF PINE	50
SLD	13136 FERNWAY RD	1,225	\$140,500	3	2	1981	N	ISLE OF PINE	35
SLD	13632 LAKE MARY JANE RD	1,858	\$450,000	3	2	1984	N	ISLE OF PINE	5
SLD	13938 LAKE MARY JANE RD	1,887	\$195,000	3	2	1995	N	ISLE OF PINE	172
SLD	14333 DESILU DR	1,294	\$215,000	3	2	1998	N	ISLE OF PINE	70
SLD	14320 FRESNO DR	3,296	\$460,000	5	3	1983	N	ISLE OF PINE	252
SLD	14628 BRAY RD	1,098	\$150,000	2	1	1963	N	ISLE OF PINE	2
SLD	14533 BRAY RD	1,808	\$164,000	3	2	1981	N	ISLE OF PINE	131
SLD	14510 BRAY RD	1,900	\$177,000	3	2	1993	N	ISLE OF PINE	10
SLD	14502 BRAY RD	2,104	\$269,900	3	2	1967	N	ISLE OF PINE	0
SLD	13139 LAKE MARY JANE RD	1,584	\$235,000	3	1	1975	N	ISLE OF PINE	13
SLD	13122 LAKE MARY JANE RD	2,108	\$405,000	3	2	1987	N	ISLE OF PINE	176
SLD	12422 LAKE MARY JANE RD	1,862	\$675,000	3	2	1962	N	LAKE MARY JANE SHORES	253
SLD	14421 PARKER RD	1,335	\$217,000	2	2	1970	Y	ISLE OF PINE	63
SLD	14708 BAYONNE RD	1,763	\$184,000	3	2	1980	Y	ISLE OF PINE	12
SLD	14404 DESILU DR	2,350	\$200,000	3	2	1981	Y	ISLE OF PINE	111
SLD	14412 DESILU DR	1,370	\$210,000	3	2	1984	Y	ISLE OF PINE	9
SLD	13959 MARINE DR	2,015	\$220,000	4	2	1981	Y	ISLE OF PINE	139
SLD	14416 CONIFER DR	1,509	\$225,000	3	2	1997	Y	ISLE OF PINE	8
SLD	14705 BRAY RD	2,607	\$312,000	4	2	2005	Y	ISLE OF PINE	118
SLD	13452 LAKE MARY JANE RD	2,168	\$580,000	3	2	1974	Y	ISLE OF PINE	11
SLD	13215 LACEBARK PINE RD	2,484	\$458,500	4	3	1995	Y	LAKE AND PINES ESTS	95
SLD	14007 CANARY PINE CT	2,237	\$459,000	4	2	1998	Y	LAKE AND PINES ESTS	98
SLD	12232 LAKE MARY JANE RD	3,506	\$917,000	4	2	1987	Y	LAKE MARY JANE SHORES	0

**I Live, Play, & Sell Homes Here!**  
I Sell More Homes than any other agent in the Isle of Pines!

**Ranked #1 Sales Agent in 32832 for 2016!**



WORLDPROPERTIES.COM



**Making dreams come true one home at a time.**