



Isle Of Pines

PROPERTY OWNERS ASSOCIATION



January 2017



IOP's 2nd Annual Chili Cook-Off, Kick-Off Membership Drive

January 21, 2017 from 4-8pm

This is your chance to Start/Renew your IOP membership at a discounted rate.

This is also a great time to sample some of IOP's best chili, socialize with your community, let the kids play, and enjoy the day.

Chili tasting is included in the price of your membership, as well as hotdogs and drinks will also be provided.

Non-member admission for chili tasting is \$5 for adults and \$3 for children (under 13 and over 8).

Based on your votes, the 1st, 2nd, and 3rd place chilies will receive an award.

To participate in the Chili cook off and for additional details please contact

Jesse Dance at (flyfshermn82@gmail.com)

The deadline to reserve a spot in the chili competition is 1/15- SIGN UP EARLY

WE LOOK FORWARD TO YOUR SUPPORT AND HOPE TO SEE EVERYONE IN THE IOP AT THIS EVENT!!!!

All non-member tasting monies will be allocated to future events.

All membership monies will be for the association for the upkeep of the park and future events.

Adults: BYOB



SEE PAGE 5 FOR MEMBERSHIP SIGNUP FORM. PLEASE COMPLETE AND BRING WITH YOU.

From The IOPPOA President

Dear Neighbors,

First, I would like to clarify my last letter that may have been misleading. I did not mean for it to sound as if I am not interested in becoming President again. I just meant that was the last letter as your president for the year 2016. As for 2017, I hope I have served my community well and I look forward to the possibility of serving as President in 2017.

I hope everyone had a very Merry Christmas and wish you all a healthy and prosperous new year. I hope to see some new faces at the 2017 meetings!! See everyone at the Chili Cook Off Kick Off. Tons of Chili, Discounted Memberships and come learn about becoming a Board Member or electing Board Members. Also, the county will be conducting a speed survey sometime in January. Details of survey results can be found in the minutes.

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		flyfishermn82@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

December Board Meeting Minutes

Date: 12/6/2016

Start time: 7:05pm

November minutes were accepted and seconded with no opposition

Treasurers report showed a total of \$19,922.97 as of date 11/2016 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.

The flag pole light may need to be looked at. It was off several nights but was on during the meeting this month.

Septic tank was inspected and roots were found inside the tank. 3 quotes will be submitted to correct the issue.

Discussion of New Business:

The basketball court is currently scheduled to be completed Sunday 12/11. Stay tuned...

January 21st is the membership drive and 2nd annual chili cook off. People are encouraged to 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 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.

More discussion on trash removal from the park. Several actions were assigned. More discussion to come next month...

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.

There were thoughts about on-line membership/ticket registration. Something like a PayPal set-up and maintenance. We are looking into what needs to be done and if people are interested.

There will likely be a soft survey during the membership drive to learn more on the wants and wishes of the POA.

Meeting ended at 8:05pm

Board Members that attended: Dana Aikin, Suzanne Arnold, Fred Blankenbicker, Jesse Dance, Terry Gardner, Chet Kozinski, Kurt Lugar, Al Eastburn, Shawn Krzanik, Marilyn Williams, Josh Starcher and Donna Spencer

Absent Board Members: Robert Holder, Domenique Lombardo, and Ed Moon

Guests:

Not recorded

IOPPOA IS TAKING BIDS FOR THE FOLLOWING SERVICES IN 2017:

**BATHROOM MAINTENANCE
NEWSLETTER EDITOR
NEWSLETTER DELIVERY
WEBMASTER
PARK LAWN MAINTENANCE**

For anyone interested in bidding the above positions, we have added the bid description and request for bid form to this issue of the newsletter. Simply remove the form from the newsletter to complete and submit as instructed on the form.

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 January 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 or mail as instructed on the bid request form. Please include your email address. Successful bidders will be notified at the meeting or by email if unable to attend the meeting.

ATTENTION CURRENT AND FUTURE IOPPOA MEMBERS

Membership Forms have been included in this issue for your convenient and expedited signup. Please remove from newsletter , complete and bring to our annual membership drive on January 21st from 4:00PM to 8:00PM. The 2017 dues are as follows;

- **Annual Household Membership—\$125.00 (includes 1 key, +\$5.00 for additional keys).**
- **Discounts; Seniors (65+) -\$50.00, Sign-up at membership drive -\$10.00, Hosting IOP Event-\$10.00, and Working IOP event-\$5.00 (Maximum -\$25.00 for hosting or working events).**

In addition, 2017 members will be asked to vote for the next IOPPOA Board at the membership drive. Ballots will be provided at membership signup. Anyone wishing to join the Board can have their name added the pre-printed ballots. Simply contact any current officer listed on page 2 to have your name added. The deadline for having your name added to the ballot is January 15th.

Isle of Pines property Owners' Association, Inc.

2017 membership Application Form

(Membership runs from January –December)

Adult names _____

Children _____

Street Address _____

E-mail _____

Today's Date _____

Amount paid _____ Extra key _____
(add \$5 per extra key)

Cash Check # _____ Pay to: IOPPOA

Age _____

Age _____

Age _____

Phone: _____

I have read and fully understand the attached Association Rules and hereby agree that all family members will abide by them.

Signature of member (must be 21 years of age) _____

Would you be interested in volunteering? _____ Yes _____ NO

If so, where: Board Member _____ Beach Clean-up _____ Coordinate or Assist with an event _____

Serve on a committee _____ Other _____

Any suggestion or comments:

New Resident to community? _____

Please note: Monthly Board Meetings are held the first Tuesday of every month. Everyone is welcome to attend.



PARK RULES

1. Use of facilities at your own risk.
2. Beach is open from sunrise to sundown except boat launching and retrieval.
3. Use is for members of Association and their ***accompanied*** guests only. Guests of members may not be property owners within the Isle of Pines. Members must not loan their key to a non-member for any reason.
4. An adult must accompany children 12 years of age and under.
5. NO PETS ALLOWED.
6. No diving, running or jumping from dock. All bikes, scooters, skateboards, etc. are to be kept off the dock.
7. All garbage should be bagged and removed from Park.
8. Gate to be locked upon entering and leaving and remain locked at all times.
9. No camping or open fires allowed in the park
10. The Association is not responsible for any personal items left on property.
Association is not responsible for personal injury or damage to property of members or guests.
11. Use consideration towards surrounding neighbors (i.e., abusive language or conduct, loud music, vehicles or watercraft).
12. Any member found damaging or destroying Association property would be responsible for repair.
13. If having a private function, a permit must be obtained from the Association.
14. Absolutely NO boats are allowed in the swim area at any time. Airboats must maintain idle speed within 300 feet of Association property.
15. Designated parking will be east of the playground area and continue to main gate.
16. Any member found not in compliance with the above listed rules risks forfeiture of all deposits and/or the revocation of their membership, at the discretion of the Board. Membership may be reinstated after Board review.

ISLE OF PINES PROPERTY OWNERS' ASSOCIATION, INC.
(the "IOPPOA")
REQUEST FOR QUOTE
2017 SOUTH BEACH PARK AND LAWN MAINTENANCE

Bid Item: Price per lawn mowing of all activities associated with lawn maintenance from February 2017 through January 2018 in accordance with the following:

- Mowing of the entire lawn at the South Beach Park and the right away from the South Beach entrance to Nell Road. This includes mowing, weed eating, blowing off debris on hard surface areas, pick up and removal of all organic debris prior to each cut, pick up and removal of all organic debris generated from each cut.
- Cutting the grass 50 feet around the Isle of Pine's sign located on Lake Mary Jane Road just north of the Country Store.

Contractor will be responsible for providing all necessary equipment and tools to perform this work. The pricing of this work is for each cut, based on approximately 20 cuts per year. The cuts will be once each month during the months of October through April and twice each month during May through September. The IOPPOA Board may request additional cuts before special events.

General Conditions: The IOPPOA is requesting bids from any person or organization interested in performing the services based on the specifications listed above. All bids must: (1) be in writing, (2) cover the calendar year 2017, and (3) include any and all required documentation specified to show proof of insurance as requested. Any person or contractor submitting a bid is responsible for providing the services as specified above and will be solely responsible for fulfilling the terms and conditions of the contract.

The IOPPOA Board of Directors has the right to award the contract for services to any bidder that they feel is in the best interest of the Association and can reject any bid for any reason. The IOPPOA Board of Directors has the right to terminate any contract at any time at their discretion with a 30 day written notice.

The contractor is to be licensed in the State of Florida and is to provide proof of worker's compensation insurance and general liability insurance prior to starting any work. The minimum general liability insurance shall be \$500,000.00.

Procedure for payment: On a monthly basis, Contractor will submit an invoice to the IOPPOA's treasurer for payment. The payment terms are net 30 days from the receipt of invoice. The Association has the option of paying the invoice sooner than 30 days. Failure to submit an invoice within sixty days of completion of work could result in the forfeiture of payment.

Send bid to IOPPOA Park Maintenance, Mary 13040 Lake Mary Jane Road, Orlando, 32832. **Bids must be postmarked no later than January 31, 2017 or can be brought to the meeting, on February 7, 2017 at South Beach at 7pm.** Bids will be opened and discussed at the February 7, 2017 IOPPOA Board Meeting. Awarded contractor will be notified.

Bid Item Price: _____

Submitted by: _____ Position: _____

Address: _____

Telephone # _____

Signature: _____ Today's Date: _____

Printed Name: _____

2016 IOP Christmas Party



We just wanted to say
thank you so much to all
of the people who
helped before, during
and after the Christmas
Party. We couldn't have
done it without you.
—Mike and Jen Land



ISLE OF PINES PROPERTY OWNERS' ASSOCIATION, INC.
(the "IOPPOA")
REQUEST FOR QUOTE - 2017 NEWSLETTER EDITOR

The pricing shall be per newsletter in full accordance with the requirements listed below. Pricing shall be based on the preparation of up to 12 newsletters from February 2017 through January 2018.

- Work closely with the IOPPOA President to produce a monthly community newsletter consisting of approximately 8-20 pages.
- Type and edit the President's Column and other articles as necessary. Ensure grammatical accuracy and readability of all items. Information for President's Column may be provided via e-mail, diskette or hard copy.
- Working with the IOPPOA's Treasurer, maintain an accurate database of newsletter advertisers and payments. Collect payments and deliver to the IOPPOA Treasurer upon receipt of each payment, along with a monthly report of advertisers and their payments.
- Proofread/edit prewritten articles and ads. Layout newsletter for printing and deliver via e-mail, diskette or hardcopy to IOPPOA President for approval. All articles must be reviewed and approved by the IOPPOA President prior to submitting the newsletter for printing.
- Make any adjustments as determined by the IOPPOA President, and once finalized, deliver newsletter to the designated newsletter's printer/copier, as determined by the IOPPOA Board. Editor is responsible for proofing the first copy of newsletter for accuracy and print quality.
- Time Table: IOPPOA Board meetings are held on the first Tuesday of each month. All ads and articles are due to the Newsletter Editor by the Friday following the meeting, with the exception of the information for the President's Column, which will be submitted no later than Sunday morning following the meeting. The newsletter must be delivered to the printer and e-mailed to the Web-manager no later than the second Saturday following the monthly IOPPOA Board Meeting (11 days). This timetable may be adjusted as necessary, upon approval of the IOPPOA President.

General Conditions: IOPPOA is requesting bids from any person interested in performing the services based on the specification listed above. All bids must be submitted on this Form OR: (1) be in writing, (2) cover the calendar year 2017, and (3) comply with all portions of the specifications listed for the specific service that is being bid on. Any person submitting a bid is responsible for providing the services as specified above and will be solely responsible for fulfilling the terms and conditions of the contract.

The IOPPOA Board of Directors has the right to award the contract for services to any bidder that they feel is in the best interest of the Association and can reject any bid for any reason. The IOPPOA Board of Directors has the right to terminate any contract at any time at their discretion with a 30 day written notice.

Send bid to: IOPPOA Newsletter Editor Bids, 13040 Lake Mary Jane Road, Orlando, FL 32832.

Bids must be postmarked no later than January 31, 2017 or can be brought to the meeting, on February 7, 2017 at South Beach 7pm. Bids will be opened and discussed at the February 7, 2017 IOPPOA Board Meeting and awarded contractor will be notified.

Price per newsletter: _____

Signature

Printed Name

Telephone Number/Email

Address

Happy Anniversary



Pete and Melissa Webb
January 1.



Trace Bazinet
January 24



Clara Meyer
January 8

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.

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.



ISLE OF PINES PROPERTY OWNERS' ASSOCIATION, INC.
(the "IOPPOA")
REQUEST FOR QUOTE
2017 NEWSLETTER PREPARATION -AND DELIVERY

The pricing shall be per newsletter in full accordance with the requirements listed below. Pricing shall be based on the preparation of up to 12 newsletters from February 2017 through January 2018.

Requirements:

- Pick up newsletter from designated printer/copier on the third Sunday of every month.
- Stuff newsletter with any inserts, fold and place in plastic bags for hand delivery.
- Coordinate and oversee delivery of newsletters to the community within three (3) days of pickup from printer/copier.
- In the event newsletters are to be mailed, deliver to post office for bulk mailing.
- Insure all advertisers outside the Isle of Pines receive a copy of newsletter.

Plastic bags will be provided by IOPPOA.

General Conditions: The IOPPOA is requesting bids from any person interested in performing the services based on the specification listed above. All bids must submitted using this Form OR: (1) be in writing, (2) cover the calendar year 2017, and (3) comply with all portions of the specifications listed for the specific service that is being bid on. Any person or contractor submitting a bid is responsible for providing the services as specified above and will be solely responsible for fulfilling the terms and conditions of the contract.

The IOPPOA Board of Directors has the right to award the contract for services to any bidder that they feel is in the best interest of the Association and can reject any bid for any reason. The IOPPOA Board of Directors has the right to terminate any contract at any time at their discretion with a 30 day written notice.

Send bid to: IOPPOA Newsletter Preparation and Delivery Bids, 13040 Lake Mary Jane Road, Orlando, FL 32832. Bids must be postmarked no later than January 31, 2017 or can be brought to the meeting on February 7, 2017 at South Beach, 7 pm. Bids will be opened and discussed at the February 7, 2017 IOPPOA Board Meeting and awarded contractor will be notified.

Price submitted: _____

Signature

Today's Date

Printed Name

Telephone Number

Address / Email

Additional comments: _____

Upcoming IOP Events

Jan 21 Annual Membership Drive

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

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

Email: 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

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 . . .

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ISLE OF PINES PROPERTY OWNERS' ASSOCIATION, INC.
(the "IOPPOA")
REQUEST FOR QUOTE
2017 -Website Maintenance

Requirements:

Work with the secretary to update the community information on the IOPPOA website . Work with the newsletter editor to update the newsletter on the website . Also do any other updating of the website as required from February 2017 through January 2018.

- Work with the secretary to update the community information on the website .
- Work with the newsletter editor to update the newsletter on the website .
- Also any other updating of the website as required
- Membership fees for person doing website maintenance to be paid by the association
- Must serve as a board member

General Conditions: The IOPPOA is requesting any person interested in performing the services based on the specification listed above. All bids must be submitted on this Form OR: (1) be in writing, (2) cover the calendar year 2017, and (3) comply with all portions of the specifications listed for the specific service that is being bid on. Any person or contractor submitting a bid is responsible for providing the services as specified above and will be solely responsible for fulfilling the terms and conditions of the contract.

The IOPPOA Board of Directors has the right to award the contract for services to any person that they feel is in the best interest of the Association and can reject any request for any reason. The IOPPOA Board of Directors has the right to terminate any contract at any time at their discretion with a 30 day written notice.

Send bid request to: IOPPOA website maintenance, 13040 Lake Mary Jane Road, Orlando, FL 32832. request must be postmarked no later than January 31, 2017 or can be brought to the meeting on February 7, 2017 at South Beach, 7 pm. request will be opened and discussed at the February 7, 2017 IOPPOA Board Meeting and awarded contractor will be notified.

Price submitted: _____

Signature

Today's Date

Printed Name

Telephone Number

Address

Additional comments: _____

Isle Of Pines Resident

Electric Service Inc.

Luis A. Velez Cruz
Master Electrician

Residential
Commercial
Industrial Service

License #ERI3014629

407-616-2279

24electricsservice@gmail.com
www.24electricsservice.com

Double Discount Plumbing

Commercial & Residential
IOP Resident for over 35 years!

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

 **QUALITY**
lawn & landscape

Isle of Pines Resident
Licensed & Insured

Call or Text Matt
321-278-2448

**Have ads or
articles for the
next newsletter?**

**Send your information to
iopnewsletter@yahoo.com**

Spiderman Tree Service

We have helped many IOP residents with Tree Removal & Stump Grinding. Great Prices, Dependable service & complete haul away of all debris! Licensed, Insured & Bonded.

We also do Lake Clearing, House Painting & Car Detailing!

Call **Steve** for a free estimate!
407-209-5048

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 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 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.

ISLE OF PINES PROPERTY OWNERS' ASSOCIATION, INC.
(the "IOPPOA")
2017 BATHROOM CLEANING BID

Pricing per cleaning for both restrooms at the Isle of Pine's South Beach Park from February 2017 through January 2018.

- Sweeping and mopping the floors in each restroom.
- Cleaning and disinfecting the sinks and toilets.
- Wiping down the inside walls of the restrooms.
- Cleaning and disinfecting the urinal in the men's restroom and the changing table in the women's restroom.
- Refill toilet paper and paper towels as needed.
- Remove trash.
- Cleaning shall take place twice monthly (bi-weekly) and on the day before an IOPPOA scheduled event at South Beach Park.
- Contractor will supply all cleaning supplies. Toilet paper and paper towels will be provided by IOPPOA.

General Conditions: The IOPPOA is requesting bids from any person interested in performing the services based on the specification listed above. All bids must be submitted on this Form OR: (1) be in writing, (2) cover the calendar year as described above, and (3) comply with all portions of the specifications listed above for the specific service that is being bid on and will be solely responsible for fulfilling the terms and conditions of the contract.

The IOPPOA Board of Directors has the right to award the contract for services to any bidder that they feel is in the best interest of the Association and can reject any bid for any reason. The IOPPOA Board of Directors has the right to terminate any contract at any time at their discretion with a 30 day written notice.

Send bid to: IOPPOA Bathroom Cleaning Bids, 13040 Lake Mary Jane Road, Orlando, FL 32832

Bids must be mailed no later than January 21, 2017 or can be brought to the board meeting on February 7, 2017 at South Beach park, 7pm. Bids will be opened and discussed at the February 7, 2017 IOPPOA Board Meeting and awarded contractor will be notified.

Price per cleaning: _____

Signature

Printed Name

Telephone Number / Email

Address

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

14 years serving Isle of Pine

"28 Years VA/FHA Experience"

Domenique G 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.**

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13230 Lake Mary Jane Rd, Orlando, FL 32832

www.royaltyrealestateboutique.com

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



6314 CLEARMEADOW - GLENMUIR - WINDERMERE

Enter into your personal sanctuary as you are greeted with majestic fountains and a row of queen palms. Glenmuir is a quiet gated neighborhood with a community park, pavilion, and basketball court to enjoy with family and friends. The house is a 4 bedroom -double master, triple split plan, 3 full bathrooms (pool bath planned), with a den on an oversized lot seated on a cul-d-sac overlooking a tranquil pond. Hurricane shutters included **\$367,000**



VACANT LOT IN ISLE OF PINES- 13021 LAKE MARY JANE RD

- With access to the Chain of Lakes-Lake Mary Jane/Lake Hart. Voluntary HOA for the community area only which offers pavilion, playground, beach area, basketball court, dock with boat ramp and neighborhood activities throughout the year. If you wish to join it is \$125 per year. Bring your own builder. No time frame to build. Building requirements are only what Orange County requires. Close to Medical City, Airports and soon to be built Lake Nona Town Center.. **\$75,000**



ISLE OF PINES - CONIFER DR.

SOLD BY DOMENIQUE IN ONLY 8 DAYS - \$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 throughout 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.



12232 LAKE MARY JANE RD - ISLE OF PINES - LISTED & SOLD BY DOMENIQUE IN 0 DAYS!!!

With its beautiful sunset views or relax in your private yard or on your dock with its own boathouse with a sundeck and boat slip or enjoy grilling out with friends and family in your outdoor summer kitchen with its own smoker. This gorgeous home sits on 1 1/2 acres in lake Mary Jane. Isle of Pines is a great community to raise a family and this house will take your breath away **\$917,000**



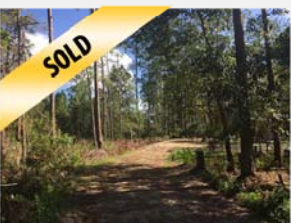
14415 SHEBA RD - ISLE OF PINES

VACANT LOT
Vacant 1/3 acre lot with access to the Chain of Lakes - Lake Mary Jane/Lake Hart. Neighborhood voluntary HOA for the community area only which offers pavilion, playground, beach area, basketball court, dock with boat ramp and neighborhood activities throughout the year. If you wish to join it is \$125 per year. There is no HOA for your home only the neighborhood community area. Bring your own builder. No time frame to build. Building requirements are only what Orange County requires. **\$45,000**



MAITLAND - LAKE FRONT

Rarely available 1/1 unit directly on lake Maitland of the Winter Park chain of Lakes, prime location. Pride of ownership one bedroom one bath with a screened porch overlooking the pool and beautiful lake Maitland. Direct access to the lakes with boat parking. Assigned covered parking space included. Near cafes, boutiques, & charming Park Ave. restaurants and events. Walk to art festivals on Lake Lily & Park Ave. Centrally located to downtown and easy commuting. Stackable ventless washer and dryer are permitted to be added to unit closet. **\$199,500**



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! **\$53,000**



2000 MASSACHUSETTS AVE NE, ST PETERSBURG, FL 33703

Enjoy tropical flora & fauna landscaping in your rain forest oasis walkway that creates a private peaceful experience leading to your large travertine entertainment sun bathing deck surrounding a custom designed lagoon saltwater gas heated pebble tec pool. **\$1,500,000**



13834 MARINE DR - LAKE FRONT

Florida ranch styled lake home. Great room features wall of glass that frames sunsets through a canopy of trees across lake. Lake views from kitchen and master bedroom. Upstairs loft overlooks great room. Three-car carport/garage is attached by covered breezeway. Walkways, porches, and dock constructed of composite decking. Covered boat slip with electric boat lift. So sail into the sunset or you may choose to take an evening stroll in the Preserve. All part of living in the Isle of Pines. Medical City/Lake Nona area. Fifty miles to beaches. **\$550,000**



14333 DESILU DR - ISLE OF PINES

Lovingly cared for 3 bedroom 2 bathroom 2 car garage with screen porch home that overlooks large tree fenced yard. Split bedroom plan. Beautiful kitchen cabinets and leaded glass decorative paned front and back doors. Lake access for boating/sailing, wake boarding, fishing and SUP. **\$215,000**

*Happy
New Year!*



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