



# Isle Of Pines

## PROPERTY OWNERS ASSOCIATION



### September 2016

### SPEED HUMPS?

Hello IOP Neighbors,

I wanted to try and clear up a few things concerning survey on speed humps on Lake Mary Jane Rd in the Isle of Pines. Only the residents on LMJ Rd would be responsible for the one-time cost of the speed humps. I myself and several other people that do not have a LMJ Road address are willing to share in the cost of the speed humps. There are 104 Lake Mary Jane Road addresses. At \$25,000.00 for 10 speed humps that computes out to \$240.38 per property. (Most likely we will only want about 5 humps – so maybe just half that amount.) If 66% or more of the LMJ Rd property owners say that they are interested in finding out more, then the county will hold a meeting to review all calming device options and do a survey to recommend the number of speed humps they feel are needed – but the LMJ residents can choose the amount. After that a final vote would be sent to the LMJ Rd residents and 66% would have to approve to move forward with humps or whatever traffic calming device is selected.

We have created a NEW simple anonymous one question survey online for all IOP residents and Lake & Pine Estate residents to answer. If you filled out the last survey – please do this one too or your original answer won't count.

**Question:** *Would you be interested in finding out more from the County about speed humps or other traffic calming devices to prevent speeding on Lake Mary Jane Rd in the Isle of Pines?* (There is a comment section too.) Please take the survey at:

<https://www.surveymonkey.com/r/SY97YFS>

If you have any other ideas of how to slow down the offenders in our neighborhood please let me know, or include in the survey comment section.

Thank you  
Terry Gardner  
[gardnerinc@bellsouth.net](mailto:gardnerinc@bellsouth.net)

### FROM OUR FRIENDS AT LAKE MARY JANE ALLIANCE

### SUNBRIDGE Development - are you aware of potential adjacent development??

Sunbridge is the newest planned Innovation Way development for the land was originally called Magnolia Ranch (defeated) then Innovation Way East (defeated) and now Tavistock is proposing a new development with many changes to the original plans that may impact our community.

This development is almost 5000 acres in Orange County with a long 2 lane road connecting it to 19,000 acres in Osceola County. The Orange County portion will have over 5700 single family homes, 1650 multi family, 5.4 million sq ft of office uses, 2.9 million sq ft of industrial, 880 thousand sq ft of commercial/retail, and 490 hotel rooms. Maps available online at [www.LakeMaryJaneAlliance.com](http://www.LakeMaryJaneAlliance.com)

Please note that the parcel in between the Orange County parcel and the Osceola County parcel only has a dirt road on it and there are currently NO plans for development on this land other than the road being made into a 2 lane and then 4 lane road in the future - and this road is very close to our community. Also, a 100 acre parcel of this unplanned land is directly on LMJ Rd stretching from TM Ranch Rd to the Isle of Pines, and another larger section is behind the 5 acre lots in Lake and Pine Estates. **THIS IS VERY CLOSE to the LMJ Rural Settlement!**

The LMJ Alliance has hired an attorney to help with a legal agreement to protect connecting parcels from high density development, keep Sunbridge Traffic off our roads, protect our water quality and the wildlife corridors.

### How can you help?

The LMJ Alliance is a grassroots organization and we need your support by showing up at meetings, sending emails, and financial support if possible to help fund this legal agreement. For more information please go to [www.LakeMaryJaneAlliance.com](http://www.LakeMaryJaneAlliance.com).



# From The IOPPOA President

Dear Neighbors,

School is back in session so let's all be aware of the children and drive safely. Also be on alert for wildlife crossing.

Each meeting we are seeing more and more new faces. It's great to see so many people becoming more involved. Meetings are held the 1st Tuesday of each month at 7 pm. Come on out and join us!!!

Hopefully everyone is as excited as I am! After 54 years of the North Beach property sitting idle, we are going to venture into developing a portion of this property into the Isle of Pines Dog Park. Although this process is in the very beginning stages and will take a lot of time and work, I believe it will be a great addition to our community and well worth all the effort. Please email [iopdogpark@yahoo.com](mailto:iopdogpark@yahoo.com) if you would like to participate.

On Saturday October 1st we will also be extending the basketball court at the south beach to make more space and a safer court for players. If you would like to participate please contact me.

Thank you to each and every one of you for your support and a special thank you to all that volunteer their time and participate in our efforts to better our community.

Terry Gardner  
IOPPOA-President



ISLE OF PINES PROPERTY OWNERS' BOARD MEMBERS		
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Name	Phone	Email
President: Terry Gardner	407-496-1522	<a href="mailto:gardnerinc@bellsouth.net">gardnerinc@bellsouth.net</a>
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Marilyn Williams	303-746-5086	<a href="mailto:lynnewsheba@gmail.com">lynnewsheba@gmail.com</a>

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)

# August Board Meeting Minutes

**Date:** 8/2/16

**Start time:** 7:18pm

**Terry Gardner called for the commencement of the meeting**

**Treasurers report was unavailable this month.**

**July minutes were accepted with no opposition.**

## Discussion of Old Business:

Jesse is working with 2 other companies to provide quotes for the pavilion awnings.

Mike Land brought up and took action to get new rope and buoys for the swim beach area; Mike acquired the materials and with the assistance of Shawn Krzanik the new ropes and buoys were installed. Nice job guys!  
Looks great!

## New Business:

Speed Hump survey participation numbers were low. We need to spread the word that everyone is encouraged to take the survey. Clarification of the purpose of speed hump survey will be added in an updated. One thought was to place islands (roundabout-like) in the middle of the road instead of humps because of the noise of cars going over the humps. Another idea was to hire police officers to target speeders and issue citations. Lastly is flashing signs that take pictures of speeders. This effort will be tabled until more research has been completed on all the other options. This effort was motioned and seconded with no opposition.

October 1<sup>st</sup> is the date to prep the area and pour concrete for the basketball court. Volunteers are needed. Please come to the board meeting on September 6<sup>th</sup> to sign up and obtain details.

Further ideas for North Beach (from rules to clearing the property) are still being discussed at the monthly meetings. Clean up is still planned to occur later this year. Stay tuned for upcoming dates. Alternate meetings will be held to discuss dog park topics. For more information and questions, or to learn about opportunities to volunteer, please email [IOPDogpark@yahoo.com](mailto:IOPDogpark@yahoo.com)

Halloween party will be held on October 29<sup>th</sup>. We need someone to host it. If you are interested in hosting Halloween please contact Wendi at [WendiRome@gmail.com](mailto:WendiRome@gmail.com). Members that host events will be eligible to receive a discount on next year's membership.

There is talk about IOP sponsoring a determined number of weddings per year at the park on predetermined dates as an IOP park fundraiser. Shawn will head the effort in collecting more information. The motion was made and seconded. No one opposed.

Discussions occurred on members not following park rules and allowing eligible non-members into the park for private functions. Park rules state: Use is for members of the Association and their *accompanied* guests only. Guests of members **MAY NOT** be property owners within the Isle of Pines or Lake and Pines Estates.

## Meeting adjourned at: 9pm

**Member attendees:** Fred Blankenbicker, Jesse Dance, Al Eastburn, Terry Gardner, Robert Holder, Shawn Krzanik, Chet Kozinski, Suzanne Arnold, Donna Spencer (Alternate)

**Absent members:** Josh Starcher, Matt Rock, Ed Moon, Marilyn Williams, Kurt Lugar, Dana Aikin, Domenique Lombardo



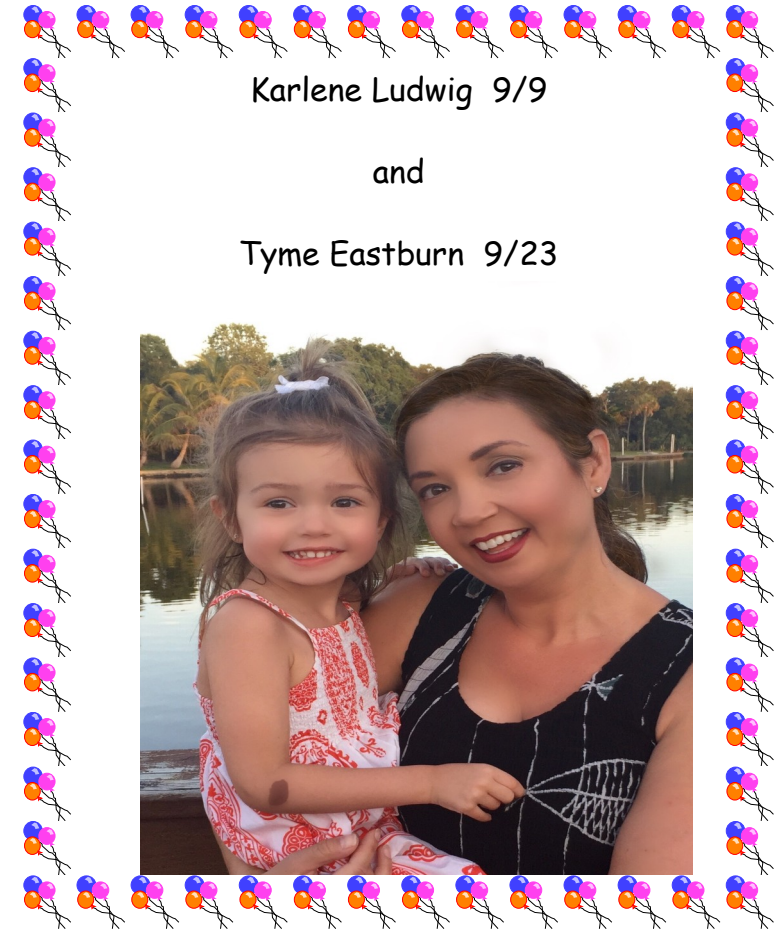
*Happy  
Anniversary  
Terry and  
Tootsie  
Gardner  
September  
20th  
48 Years*



# HAPPY BIRTHDAY

**Keb Bazinet**

**September 18**



Karlene Ludwig 9/9

and

Tyme Eastburn 9/23



## Upcoming IOP Events

- Oct 1      Triathlon (Fundraiser)
- Oct 29    Halloween Party
  
- Nov        Neighborhood Garage Sale
  
- Dec        Christmas Party
  
- Jan        Membership Drive

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

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.





LAKE NONA

# STARTING SUNDAY




September

11

At Lake Nona High School



For details go to [rethinklife.com](http://rethinklife.com)

Stay Connected   

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Luis A. Velez Cruz  
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Vacant lot - Capri Road. Listed and sold for \$50,000

**LISTED AND SOLD BY:  
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Lakefront home - 4 bedrooms, 2.5 bath, 5 car garage, pool, dock, beautiful sunset view. \$917,000



**ISLE OF PINES - CONIFER DR.**  
SOLD 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



**LISTED AND SOLD BY DOMENIQUE IN 0 DAYS!!!! - 14502 BRAY RD - ISLE OF PINES** - Beautiful 3 bed 2 bath one story home in beautiful Isle of Pines. Pride of ownership \$269,000

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**VACANT LOT ON SHEBA**  
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



**DESILU DRIVE**  
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. \$225,000



**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. All part of living in the Isle of Pines. Medical City/Lake Nona area. Fifty miles to beaches. \$550,000



**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



**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! \$675,000



**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. \$199,900



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