



Isle Of Pines

PROPERTY OWNERS ASSOCIATION



May 2016



With Honor & Gratitude
We Remember

MEMORIAL DAY BBQ

Sunday, May 29th

4:00 PM to 9:00 PM

Come join us in celebrating those who sacrificed

We will be cooking Hamburgers and Hot Dogs on the grill.

Kool aid and water will also be provided.

Please bring your favorite side dish or desert to share.

From The IOPPOA President

Hello Neighbors,

Can you believe we are already 5 months into 2016? Things are rolling along nicely! The weather has been perfect for enjoying our park. It's great to see families enjoying the swimming area and fishing from the dock and watching our gorgeous sunsets!

My team of board members and I are accomplishing many projects within our association. Many other projects are in the works. We are doing our best to make good decisions on your behalf and hope that you are pleased with the results so far.

It has been wonderful to see some new faces at the meetings. Resident involvement is essential for the park improvements, maintenance and successful events.

We are currently seeking ideas for a family friendly fundraiser event to be held at the park to raise money for improvements and maintenance . Ideas may be shared at our monthly board meetings held at the park, the 1st Tuesday of each month at 7pm. Mark your calendars and join us. The next meeting will be Tuesday May 3, 2016. All members are welcome!

I encourage all neighbors to become members and get involved in improving the quality of living and safety of our community. We discuss many things other than just park related topics.

"To accomplish many things is to accomplish one thing at a time"

Thank you,

Terry Gardner



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
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Matt Rock		mattrock321@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

April Board Meeting Minutes

Date: 4/05/2016

Start time: 7:05pm

Terry Gardner called for the commencement of the meeting

March minutes were read and accepted

Treasure Report was read and accepted. Reported balance is -----\$28,070.39 as of 04/05/2016.

Old Business:

Camera system for the park-Alex came down and gave a verbal presentation of the technology possibilities. He was asked to provide a written quote for installation and maintenance. John Rome also provided 3 quotes from low grade to high grade. The board is still accepting quotes and will discuss further at next month's meeting.

Sidewalk and wheelchair ramp from pavilion to restrooms was estimated to be approximately \$600 by Terry. Suzanne made a motion and was seconded to make a \$700 budget to get this done. It was voted on and approved. No one opposed. Will need volunteers.

Suzanne did the leg work to repair the broken tire swing. She has asked for a \$400 budget to purchase materials and make necessary repairs. It was motioned and seconded. It was voted on and approved. No one opposed.

Discussion to extend the park hours where all existing park rules will apply. If there are any issues/complaints caused by extending the park hours, then the original hours will be reinstated. New rules are: Hours are from sunrise to 9pm. All original park rules will apply. It was motioned, seconded and approved. No one opposed.

The park rules sign was moved next to the flag pole.

The pine tree stump by the lake was ground down.

The new hand dryers in the restrooms have been wired and are now operational.

Motion to accept Sean's offer to donate his time and new plants to re-do the landscaping around the community entrance sign free of charge. He will remove, and install new vegetation and provide care until it becomes self-sustainable. It was motioned, seconded and approved. No one opposed.

Jesse was given \$500 check to purchase materials for water softener system cover.

New Business for March 2016:

Suzanne contacted the county to ask about the flashing speed limit sign and found that they cost \$25K + installation. The county could bring out mobile (trailerable) speed limit signs periodically at no charge. Jesse got a quote for acquiring removable wind/sun barriers for the pavilion. \$4000 would include hardware, material, and installation for 6 panels (half the pavilion). He will bring a sample for the next meeting.

Terry brought up the idea to get an electronic activated gate for park entrance and this will eliminate yearly cost for keys and re-keying of lock. He will do more investigation on this.

Memorial Day Cook out with a budget of \$500.00. It was motioned, seconded & approved. No one opposed. Mike Land will head up the event.

Father's day fishing tournament is coming up. A budget needs to be determined.

Fourth of July is coming up. A budget will need to be determined.

Need to make decisions on what projects will be funded this year.

Topics to be discussed for the next 2 months in advance.

Meeting adjourned at: 8:40

Member attendees: Terry Gardner, Al Eastburn, Kurt Lugar, Jesse Dance, Suzanne Arnold, Marylin Williams, Dana Aikin, Robert Holder, Chet Kozinski, Shawn Krzanik, Matt Rock, Josh Starcher

Absent members: Mindy Nordorft, Dominique Lombardo, Fred Blankenbicker



Dave Caldwell May 1



Harold Cornell May 19th



Cammi Lugar May 22



Alex Land May 27

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.

COMMUNITY MEETING

WEDNESDAY APRIL 27, 2016 @ 6PM

LAKE NONA MIDDLE SCHOLL CAFETERIA

The LMJ Alliance has successfully fought off this development several times over the past 8 years. It was originally called Magnolia Ranch, then renamed Innovation Way East, and now called Sunbridge. The original plans crossed Turkey Creek with a road stubbed out to cross the Econ river, and included 10,000 dwelling units. The current Sunbridge plan has been developed by Tavistock, does not cross Turkey Creek, and the total dwelling units are approximately 7370. The LMJ Alliance strongly encourages residents to attend this community meeting to review these new plans. We need a strong showing of residents. Please wear your Bright Yellow LMJ Alliance t-shirts to this meeting. For Anyone needing a shirt – we will have them available for a \$10 donation at the meeting. For more information or to see the detailed map, go to www.LakeMaryJaneAlliance.com.

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!



PLEASE BE AWARE!

It has been brought to our attention by a concerned neighbor that the recycling truck is leaving glass shards in the roads of our community. Please caution you children to be careful about going barefoot and watch out for your furry children as well! We are currently working with Orange County to resolve the issue!



Isle of Pines Resident
Licensed & Insured

Call or Text Matt
321-278-2448

Isle Of Pines Resident

Luis A. Velez Cruz
Master Electrician



License
#ER13014629

407-616-2279

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

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Cassie's Pet Sitting Services

Going on vacation but don't know what to do with your pets? Call me. I am honest and reliable and will come to your house and care for your pets, so they can keep the routine that they are used to, and stay in the comfort of their own home (not in a cage). We can also set up a meet and greet any time.

Call Cassie or Sherrie at 407-222-0797 or email cassiepetsitter@gmail.com

Non Holidays:

- 1 Visit Per Day \$10.00
- 2 Visits Per Day \$15.00
- 3 Visits Per Day \$20.00



Holidays:

- 1 Visit Per Day \$15.00
- 2 Visits Per Day \$20.00
- 3 Visits Per Day \$25.00

Holidays are: Easter—Easter Weekend

4th of July—July 4th Day

Thanksgiving—Week of Thanksgiving

Christmas—December 21st-January 1st

Upcoming IOP Events

- May 7 Triathlon
May 29 Memorial Day BBQ
- 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
\$15

1 / 2 PAGE
\$30

FULL PAGE
ONLY AD ON THE PAGE \$60

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**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 web-site 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!

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The destruction, removal or damage of real estate signs is a crime! If you feel the sign is improperly located please contact Orange County Code Enforcement! Please be respectful of others property!

**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.

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

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We offer property management services! Think of us as your full service real estate information source.

We Will Move This House - FOR SALE

We want to give a warm welcome to our new IOP neighbors!

Akos Family - Bray Road

Klamer Family - Lake Mary Jane Rd

Starcher Family - Lake Mary Jane Rd

Odena Family - Conifer Rd.



SOLD BY DOMENIQUE IN 5 DAYS!!! - Lakefront home - 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. From your private gate to the wrap around porch this house has it all. 3 Bedrooms and 2 1/2 baths plus a bonus room. Imagine preparing your favorite dish in the island kitchen with stunning views of your own private forest and Lake Mary Jane in the background. You would love this community with top rated schools and great neighbors. Moss park is on the other side of the lake and only a few miles away. Do not miss the opportunity to own this property with 74 feet of water frontage. Close to highways, airport, mall, attractions and beaches. **\$450,000**



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 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



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 Dominique! Her level of knowledge, experience, and professionalism in addition to wonderful personality will never be forgotten. We love you Dominique! 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. Dominique is the only Realtor that we will ever use and recommend. Thank you for always being available, even after we closed on the house.



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**



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! **\$55,000**



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! **\$699,900**



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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