



# ISLE OF PINES

## PROPERTY OWNERS ASSOCIATION








**April  
2019**



**SATURDAY APRIL 20<sup>TH</sup> AT 10AM**

*First hunt begins at 10:15*

-  **Coffee, Juice, Muffins and Pastries provided.**
-  **Photo backdrop for photos with the Easter Bunny.**
-  **Egg hunts and prizes for ALL ages, including adults. Don't forget your baskets!**
-  **Egg coloring station. PLEASE BRING 3 BOILED EGGS PER CHILD**
-  **Egg hiding volunteers needed the morning of event at the park at 8am.**



# From the IOPPOA President

Hello IOP Neighbors,

March has flown by and we are rapidly approaching April. This means Springtime events, like Easter, are right around the corner. I encourage all members, especially members with children, to come to the park for the Easter event on April 20<sup>th</sup> (a Saturday). This is truly an enjoyable event with an environment provided for children up to 13-14 years old. More details about the Easter Event are included in this newsletter and please do not hesitate to contact any of the board members with questions you have regarding this event.

The main neighborhood event for the Month of March was the Beach Cleanup which took place on 9 March from 9am-Noon. This is an important annual event because it maintains and improves the condition of the park for the remainder of the year. While I understand that not everyone may be available or able to volunteer, I'd like to take this time to make a call for action to encourage more initiative from our members to get involved. I am making this request because currently we have 136 IOP members (households) and less than 5% of our membership base (households) showed up to help at this event. There are several other improvement projects taking place throughout the remainder of the year too; therefore, we will have several other improvement projects that still need to be completed during the year, if you'd still like to contribute please contact myself or another board member.

Remember that school is still in session so abide by the posted speed limits in the neighborhood and please always look out for children waiting at the bus stops in the mornings, children being dropped off in the afternoons after school and in general while they are crossing the streets or outside playing.

Thank you,  
Jesse Dance  
IOPPOA President



## ISLE OF PINES PROPERTY OWNERS' BOARD MEMBERS

### Officers:

Name	Phone	Email
President: Jesse Dance		flyfshermn82@gmail.com
Vice Pres: Domenique G. Lombardo	407-474-7000	dblanch@bellsouth.net
Treasurer: Ed Moon	321-228-3116	ed@turbomoon.com
Secretary: Edgar Rodriguez	407-480-0997	EdgarR@remax.net

### Board Members:

Glenn Cuddihy	407-230-5620	glenncuddihy@gmail.com
Suzanne Arnold	407-281-0901	suzarnold@mindspring.com
Fred Blankenbicker		flb_steelers@yahoo.com
Daniel Hart		realtordanielhart@gmail.com
Buck Leahy		buckleahy@icloud.com
Shawn Krzanik	321-239-6462	stkrzanik@gmail.com
Terry Gardner	407-496-1522	terrygardner8425@gmail.com
Al Eastburn	407-325-2479	aheast4748@hotmail.com
Aspen Glashof		aspenhron@yahoo.com
Wendi Rome	321-295-2479	wendirome@gmail.com
Maggie Noblitt	407-509-9084	mnoblitt@aol.com
Nikki Aikin	407383-5611	rockmom3@yahoo.com

# March Board Meeting Minutes

**Board Members in Attendance:** Jesse Dance, Dominique Lombardo, Ed Moon, Edgar Rodriguez, Dana Aikin, Al Eastburn, Terry Gardner, Aspen Glashof, Shawn Kraznik, Wendy Rome, Glenn Cuddihy, Fred Blankenbicker, Nikki Aikin (ABM), Dave Singer (ABM)

**Absent:** Suzanne Arnold, Daniel Hart, Maggie Noblitt and Buck Leahy.

**Guest:** Billy Akos, Becky Fields, Deb Singer, Thomas Kissner, Mike Land, Kelly Mendenhall, Keb Bazinet, Melanie Rodriguez, and Randy Carlos.

**Opening Information:** Meeting called to order by Jesse Dance at 7:01 p.m.

**Treasurers' Report:** Ed Moon confirmed he sent a report via email to all acting members. Copies of audit report made available for members and guest of meeting to view.

## OLD BUSINESS:

- We discussed budgets from previous years. Ed Moon, Treasurer shared that 2018 events spending came in under budget. Made a motion to keep this year budget the same and seconded by Al Eastburn.
- Ed Moon shared that although we do not over spend, we do not have enough funds in reserves to do improvements or upgrades to the community park. Over the past 6 years, the reserves dwindled from 25K to 14K. We need to address this as in a few years there will be no reserves for emergencies, such as hurricane repairs, upkeep of common areas and price increase on unavoidable essentials such as insurance increases.
- The Budget Committee addressed member fees increase. It was recommended a membership increase to \$150 in 2020. Members discussed putting out feelers in a survey to see how members feel about raising dues. Further discussions will occur at the next meeting.
- The Board and members were asked to discuss ways to raise money for the park. Members and guests agreed to brainstorm and bring ideas to the table at April's meeting.
- Terry Gardner presented a quote for adding gutters on the pavilion. The quote was for \$720- which included gutters with leaf guards. The purpose of the gutters is to prevent ground erosion, wood rot on the newly renovated kitchen area and to keep people under the pavilion dry from roof runoff. It was decided to get another quote to comparable. Tabled and moved to April meeting.
- Terry Gardner will purchase the supplies and replace the lock on the women park bathroom.
- The Park/Beach cleanup confirmed for 03/09 9-12 p.m. coffee and donuts will be provided and a potluck afterwards. The Easter party budget will stay the same as previous year. Nikki Aikin and Wendy Rome will head up. Fence repairs to need to be addressed around the park. Insurance guidelines states the fences between neighboring houses and park cannot have gates, holes, or stepladders connecting the properties. Shawn, Terry, and Al will work on the removal and repair efforts.

## NEW BUSINESS:

- Parking concerns have been expressed several times this year during private events. Posted
  - Parking signs are not being followed causing the boat ramp and trailer parking issues. Jesse Dance would like to get a few members with trucks and trailers to come map out how to give enough boat parking and add clearly marked Vehicle/Golf Cart/Trailer parking only signs.
  - There is a need to keep all vehicles off the septic drain field. Kelly Mendenhall offered to donate her old fence posts to block off the area. We will further discuss this effort at the next meeting.
  - This year events are scheduled (Easter, 4<sup>th</sup> July, Father's Day and Halloween) with Christmas still TBD.
  - Jesse asked how we could get new volunteers to sign up to help run park events. This will provide relief to the members that have hosted the same events consecutively and open opportunities for new members to learn. A mentoring program was suggested.
  - It was confirmed, Dana Aikin will head the Father's Day fishing event.
  - The possibility of adding a fund-raising event to the calendar on Labor Day weekend was brought to the table. We openly discussed several ideas and will continue to improve the ideas at the April meeting.
  - An end-of-school year park event was brought up. It could be a fundraiser event, with small ticket prices for games etc. Wendy Rome and Nikki Aikin agreed to brainstorm but would like some additional input and help. Further discussions will occur at the next meeting.
  - The board addressed an on-going problem with non-members attending parties at the park. Several options are being discussed and the board is working towards a solution. Please direct any inputs to any board members.
  - Repairs: There are repairs and improvements needed for the stage.
- Improvements: An idea for pavilion expansion was discussed. We will be exploring a path forward at the next meeting.

Meeting adjourned at 8:11 p.m. 2nd, all were in favor, non-opposed and the motion carried.

Minutes taken by Edgar Rodriguez

# Extending Lovable Assistance

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Hi neighbors,  
My friend and I wanted to inform everyone out here what we are trying to accomplish. Our program is to keep the cat population under control it's called the TNR project which is to trap them, neuter/spay them, then release them where we got them from. If you have a stray that comes in your yard that is not fixed, call us and we'll put a trap out call us when they are in there and we'll pick them up.  
If you have any questions please call us  
Sherrie 407-222-0797 or Wendy at 407-625-8316  
Thank you for your support

## Upcoming IOP Events

Board Meeting 4/2 7 pm  
Easter Party  
4/20 10 am-12pm

NOTE: Private Functions and Upcoming IOP Events may be viewed at [www.isleofpines.org](http://www.isleofpines.org)

### **Private Function Information:**

If you are member of the IOPPA then you may "rent" the South Beach Park. Go to [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 Private Function Application (Under Community Stuff). E-mail Edgar Rodriguez at [Edgar@theremarkteam.com](mailto:Edgar@theremarkteam.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 Edgar . The park isn't considered rented until the check and paperwork have been received. Pick up the Private Function sign from Edgar 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 MUST be bagged and removed from the park. Park Rules are also located on the IOPPA website and should be reviewed before your function. Other members may still use the park and facilities.



# ANNOUNCEMENTS & OTHER

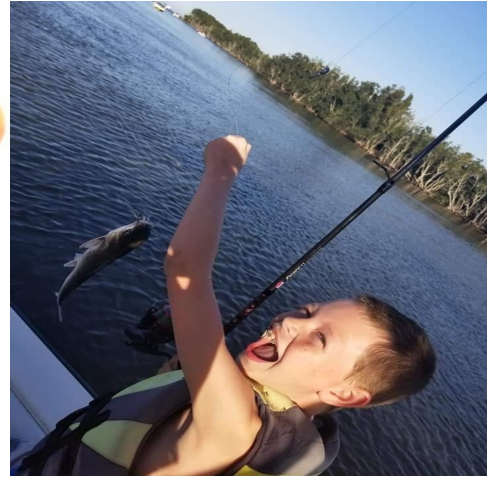


Wendi Rome  
April 14

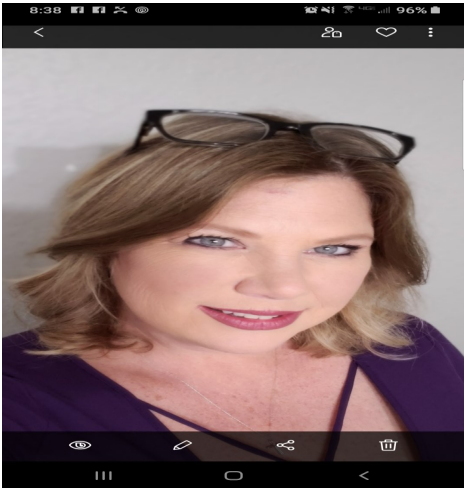


Tootsie Gardner  
April 12

Brian Dowling  
April 25



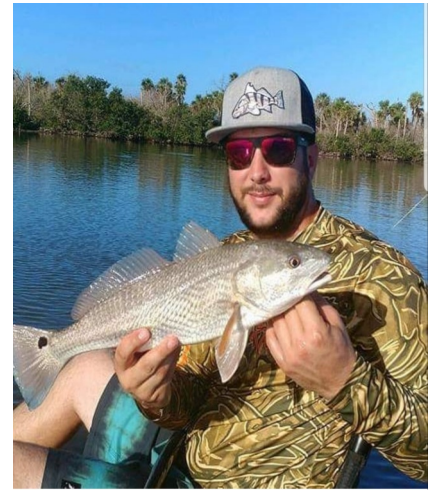
Trey Gardner April 20



Noah Kuruc  
April 22



Samantha Dragonne April 26



Quin Eastburn  
April 15

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.





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ACTIVE MLS# O5759383



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Saltwater Pool.  
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ACTIVE MLS# O5573250



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and breathtaking sunsets.  
3,888 SF \$1,199,999

PENDING LISTING



1641 SONG SPARROW CT  
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suites, w/large w/i closets & linen  
closets. MOVE IN READY  
4,518 SF \$399,900

PENDING LISTING



10068 CHARDONNAY DR  
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Move-in ready home including 1yr  
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PENDING LISTING



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