

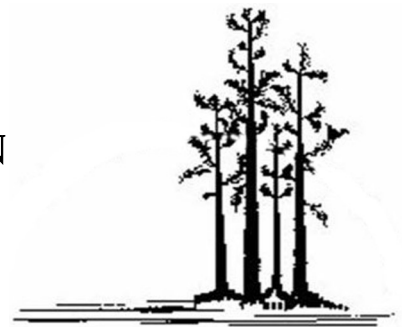


# ISLE OF PINES

## PROPERTY OWNERS ASSOCIATION

**August/September**

**2019**



# ISLE OF PINES LAKEFRONT LABOR DAY



# BBO

*Fundraiser*



Raffle Prizes  
(cash required  
for raffle tickets)

**September  
2<sup>nd</sup> at 11am**

13694 S. Lake Mary Jane Rd. Orlando, FL 32832

**Adults \$10**

**Includes: Admission, Chicken Plate  
with 3 sides and Waterslide**

**Kids \$5**

**Includes: Admission, Hot Dog Plate  
with 2 sides and Waterslide**

**Water~Sweet Tea~Lemonade  
provided**

**Tickets may be purchased online or through  
IOP Board Members  
For Tickets and  
Online Silent Auction**

**Please visit [www.IsleofPines.org](http://www.IsleofPines.org)**

**For Inquiries Contact: Terry Gardner or Mike Land  
[Terrygardner8425@bellsouth.net](mailto:Terrygardner8425@bellsouth.net)  
[TheLandsix@att.net](mailto:TheLandsix@att.net)**

**Cornhole Tournament:  
\$5 per person**

**1<sup>st</sup> Place 50% of entry fees**

**2<sup>nd</sup> Place 25% of entry fees**

**25% to IOPPOA**

**Blind Draw**

**Enter by 3pm**

**This event is open to everyone. Please share with family and friends. All proceeds to benefit future maintenance, events and projects of the Isle of Pines Property Owners Association**

**\*Great Food \*Raffles \*Games \*Waterslide \*Music**

**\*Cornhole Tournament \*Online Silent Auction**

# From the IOPPOA President

Hello IOP Residents,

Just like that, we are half way through the year. The temperatures are getting hot and staying hot, if you're spending any amount of time outdoors, make sure to hydrate and take care of yourself...and your animals.

July 4<sup>th</sup> went off with a bang. Hope everyone that attended the event had a good time. Thanks go out to Shawn for hosting the event and cooking the burgers/hotdogs, and for those that contributed some tasty side dishes and desserts. If you liked the fireworks but wish they would have gone on for a little longer, feel free to donate at any time.

We will be having a fundraiser event on Labor Day. I encourage you to buy tickets ahead of time. If you like to bass fish, you should look into joining the IOP Bass Fishing Club. Take a look inside for the event details or ask a board member for details (listed inside the front cover of the newsletter).

I hope everyone has a great summer and I look forward to seeing you out and about or during our next event.

Thank you,  
Jesse Dance



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
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Wendi Rome	321-295-2479	wendirome@gmail.com
Maggie Noblitt	407-509-9084	mnoblitt@aol.com
Nikki Aikin	407383-5611	rockmom3@yahoo.com



# IOP Fathers Day Fishing and July 4th Parties





# July Board Meeting Minutes

**Board Members in Attendance:** Jesse Dance, Terry Gardner, Shawn Krzanik, Fred Blankenbicker, Dana Atkin, Al Eastburn, Suzanne Arnold, Aspen Glashof, Wendi Rome, Buck Leahy, and Dave Singer (Alternate).

**Absent:** Ed Moon, Daniel Hart, Maggie Noblitt, Nikki Aikin (Alternate), Dominique Lombardo, Edgar Rodriguez, and Glenn Cuddihy

**Guest:** Mike Land, Becky Field, Randy Carlos, Robert & Christine Sheehan

## **OLD BUSINESS:**

- Meeting called to order at 7:05 pm
  - A motion was made, seconded, and carried to accept the previous months treasurer's report
  - A motion was made, seconded, and carried to accept the previous month's minutes
  - Efforts to get gutters installed on the pavilion have been finalized and will occur on the 7/22-7/26 week. Motion made, seconded, and carried for Jesse to close on contractor selection and execute within allocated \$400 budget for project.
  - Terry has completed the locks replacement for the women's bathrooms.
  - The chain link fence repair efforts are in the final stages and should be completed this month.
  - A motion was made, seconded, and carried to allow both members and non-members to attend the park happy hour that occurs on the first Friday of every month starting in August for the remainder of 2019. This costs the association nothing and might assist in increasing our membership at the time of the drive or before.
  - Efforts to improve the park signs are ongoing.
  - The basketball court is getting a new backboard and rim. Buck reported that the backboard and rim are on order and should be arriving at the end of the month. Thanks to a generous donation from Pete for making this possible and Buck for doing all the research!
  - Terry and Mike are putting together a Labor Day event full of entertainment, food, games, and raffles. The event and details will be advertised in the newsletter. They are looking for raffle donations and volunteers. If you are interested in contributing, please contact Terry (contact info is on page 2 of the newsletter).
  - We are still trying to track down support clamps to replace six broken ones on the playground equipment. Buck action to coordinate with Edgar and Ed in an attempt to determine manufacturer or seller from whom we bought the equipment so that we can source the required replacement brackets. Action update at next board meeting.
  - Dominique purchased 200 flags for the 4<sup>th</sup> of July and Keb volunteered to install them along LMJ road.

## **NEW BUSINESS:**

- A motion was made, seconded and carried to allocate \$500 for replacement of playground swing chains, seats, and related hardware. Buck has the action for this project.
- Travis Little has said he would agree to be the IOP Park welder in exchange for a 2020 membership. After some discussion of the need for welding support for things such as gates, modification of the existing basketball backboard mount to accommodate the new backboard, and so on, a motion to approve this was made, seconded, and carried.
- In exchange for a 2020 membership, Mike Land has volunteered to be the weekly trash removal POC for normal park trash accumulation throughout the week (excluding Private Events) for the remainder of 2019 and all of 2020. Mike also agreed to ensure that one day prior to any private events, he would remove any trash on-site so that the park wouldn't have accumulated trash when people arrived. A motion to approve this was made, seconded, and carried.
- There was extended discussion about whether persons paying to stay in AirBnB rooms or houses belonging to IOP community association members should be entitled to have the same non-escorted access to the park as IOP members and the family members associated with their memberships. Eventually, a motion was made, seconded, and carried that:
- The discussion would be tabled at the meeting for the time being. The subject will be discussed and resolved at next month's meeting. Meanwhile:
  - Board members would be provided copies of the IOPPA charter and bylaws by email for re-familiarization of existing policy.
  - Jesse will research the implications for liability/insurance coverage for such people.
  - AirBnB customers are viewed as guests and need to be accompanied by the member during park utilization.

Meeting adjourned at 8:40 pm





## July 4th Parade Winners

**Donna Spencer/  
Dave Caldwell**

**Best Golf Cart**

**Raleigh Ogilvie/  
Audrey Cornell**

**Best Overall**

**Chloe**

**Best Bicycle**



# I.O.P. First Fridays Happy Hour

Enjoy a relaxing evening with your neighbors. Watch the sunset. Have some cocktails and snacks. Play some games.

Always open to  
Members & Non-Members

**When:** 6pm-10pm the First Friday of each month.

**Where:** The South Park

**Details:** BYOB and a snack to share. Feel free to bring any yard games.



Children welcome at  
Parents' discretion



# Extending Loveable Living Assistance

**321-245-7096**

14514 Storys Ford Road  
Orlando, FL 32832  
AL# 12433

*Ella welcomes you "home" not to a facility!*

**It's personal!** I took care of my Grandmother, who battled Alzheimers, for 15 years and named our business after her. Fueled by my desire to care for others like *Ella* and provide support for devastated family members; I have become highly trained and certified to provide the ultimate care.

## ***Services***

- Assisted Living
- Alzheimers/ Memory care
- Adult daycare
- Respite

## ***Amenities***

- one-on-one professional healthcare
- Stimulating Cognitive/Physical Activity
- Organic Gardening
- Woodshop
- quiet scenic surroundings – Moss Park/Lake Nona
- 24 hour monitoring system
- conveniently located near the 417 & 528
- 10 minutes from the new Veterans Hospital



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.

we are collect everything from clothes, household items, toys for kids, bedding, beds, pillows, camping items, for the tent city with over 100 people living behind a church off Colonial dr. They are trying to build a 2nd building and we are looking for donations of dry wall, 2x4's, Home Depot gift cards to buy nails etc. to help build a place to house these tent people. Need helpers with knowledge to help build too! Call Wendy #407-625-8316. Kids should NOT live in a tent in America!

If you have any questions please call us

Sherrie 407-222-0797 or Wendy at 407-625-8316

Thank you for your support

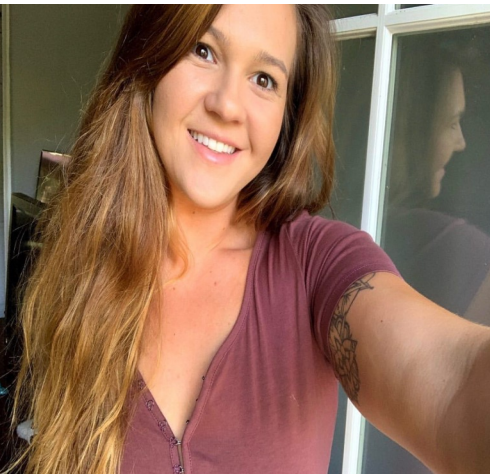
## **Private Function Information:**

If you are member of the IOPPA then you may "reserve" the South Beach Park Pavilion. Go to [www.isleofspines.org](http://www.isleofspines.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 pavilion.

Next, make arrangements to get the paperwork and your \$75 deposit check to Edgar. The pavilion isn't considered reserved 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 from the private function 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



Savannah Cornell  
August 15



Terry Gardner  
August 2



Tyme Eastburn  
September 23  
&  
Her Mom  
Karlene Ludwig  
September 9



Nolan and Rennix Rock  
Sept 11 August 2



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.

Terry and Tootsie Gardner  
Happy 51st Anniversary



### Upcoming IOP Events

Board Meeting 8/6 7 pm  
Lakefront Labor Day BBQ 9/2 11am

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





Hi Neighbors! I'm your local mortgage expert, Nicole (Eastburn) Bazinet. I've been an Isle of Pines resident for nearly 30 years. First, living with my parents on Augustine Road. Then, passing the Park (Private Beach) with my husband to buy our home on Roxane Drive over 20 years ago. I know how special our community is. I'd be honored to help you with your mortgage needs.

Whether you're buying your first home, dream home, downsizing, or refinancing your current home, our experienced team can guide you through the mortgage process with great rates and personalized customer service. Call or text 321-436-2722.

**The brother and sister team of Core Financial**

**Al Eastburn and Nicole Bazinet**

NMLS: 344302

**Nicole@corehomeloans.com**

**(321) 436-2722 | (813) 229-0700**

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**FHA 203k Rehab / Escrow Holdbacks**

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**Stated Income Investor Loans**

**No Income Foreign National Loans**

**1 Year Taxes for Self Employed**

**Buy or Refinance 1 Day After:  
Foreclosure, Bankruptcy,  
or Short Sale**

## Stump Grinding by Gary Isle of Pines Resident



Call for quote.

Gary Fishman

407-342-9146

**NEED TO GET SOMETHING NOTARIZED ?**

**CALL YOUR NEIGHBOR AL.  
REASONABLE RATES**

**EITHER COME TO MY HOUSE OR I CAN  
COME TO YOU  
SERVICE FOR ALL MOSS PARK COM-  
MUNITIES . PLEASE CALL FOR SER-  
VICE**

**407 325 2479.**



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

## Double Discount Plumbing

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IOP Resident for over 35 years!**

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321-303-8273 Cell**

**State License # CFC 1426406**

**NEED TO GET TO OR FROM THE AIRPORT?**

**DON'T CALL A TAXI, DON'T CALL UBER, CALL  
YOUR NEIGHBOR JOHN.**

**FOR QUICK AND FRIENDLY  
SERVICE 24/7. FROM THE  
ISLE OF PINES AND LIVE  
OAK ESTATES . PLEASE  
CALL FOR NEW RATES  
407 697 9473.**



**Daniel Hart**

Lic. Real Estate Agent

**407-247-3894**

realtordanielhart@gmail.com



**IF BUYING:  
15%**

**OF THE COMMISSION**

**BACK TO HERO**

**YOUR CLOSING COSTS MAY BE  
COVERED UP TO 100% TOO.**

**IF SELLING:  
20%**

**OF THE COMMISSION**

**BACK TO HERO**

CONDITIONS APPLY. CONTACT US FOR MORE DETAILS.



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realtordanielhart.com







New to the area or just haven't had the chance to meet your neighbors?

Everyone is invited to the New Neighbor Social!

Tuesday August 6th from 800-830pm at the IOPPOA South Beach Park

See the park facilities and learn about IOPPA membership, the neighborhood Facebook page and the Lake Mary Jane Alliance!

Refreshments will be served. Kids are welcome! Neighbor Social will be held every other month..





Isle Of Pines Resident

Luis A. Velez Cruz  
Master Electrician

Residential  
Commercial  
Industrial Service



License  
#ER13014629

**407-616-2279**

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



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## NEWSLETTER

### ADVERTISING RATES

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DROP AD

YOU SUPPLY THE AD \$50

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**8419 DIMARE DR.  
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**13600 E LAKE MARY JANE RD  
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2,317 SF \$995,000

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Beautiful Thompson custom home  
with approx. 6,000 total sq ft  
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**12852 ROBERTS ISLAND RD  
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Spectacular Custom Mediterranean  
Lakefront home surrounded by  
spectacular views of Lake Mary Jane  
7,070 SF \$1,000,000

**SOLD LISTING**



**3665 ROLLING HILLS LN  
APOPKA**  
Spacious home in beautiful Rolling  
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3,562 SF \$360,000

**SOLD LISTING**



**14020 LAMONT DR.  
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Beautiful custom 3 bed/ 2 bath pool  
home. Open floor plan with large  
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**13014 ROBERTS ISLAND RD  
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Sunset view beautiful vacant  
lakefront lot. Ready to build, some  
fill and cleared.  
1.83 acres \$455,000

**It's Back  
to School  
Time!**

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