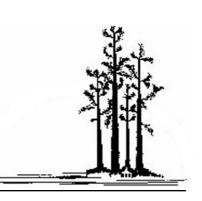


## ISLE OF PINES

PROPERTY OWNERS ASSOCIATION

October /November 2019



HALLOWEEN PARTY

Saturday October 26th
5pm - 10pm

- Costume Contests for all ages (including adults)
  - Spooky Games to play and other GOULISH Surprises
    - Pumpkin Contest (bring your pre-carved pumpkins)

This is a **Potluck** event - so bring a dish to share with the goblins!



MEMBERS ONLY



Member's Family and Friends from outside the neighborhood are welcome to attend.

If you live inside IOP or Lake & Pine Estates you are welcome to join.



Thank you all that help to put on the Labor Day event. The food was excellent, the music was on point, the games and raffles were very entertaining. I'd say it was a great success.

Halloween and Camp Night is right around the corner. Be on the look out for more details in the newsletter.

On a much different note, I'd like to bring some vandalism to the community's attention. There have been multiple issues with someone vandalizing the IOP Park bathrooms with stealing or damaging of bathroom supplies, intentionally attempting to clog the toilets, urination all over the floor in both bathrooms, and spreading of fecal matter in both bathrooms. A report will be filed with the sheriff department. If you know who is responsible, please contact me or the sheriff department. This needs to stop immediately. If anyone finds these issues in the bathrooms, please contact me <a href="mailto:flyfshermn82@gmail.com">flyfshermn82@gmail.com</a>.

Also, there are visible signs of vehicles, golf carts, and ATV's driving on top of the septic field and doing burn-outs on the sides. Several kids have been spotted doing this. No vehicles (of any kind) are allowed on the septic field!



ISLE OF PINES PROPERTY OWNERS' BOARD MEMBERS  Officers:						
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				
Dave Singer	407-925-4611					
Maggie Noblitt	407-509-9084	mnoblitt@aol.com				
Nikki Aikin	407383-5611	rockmom3@yahoo.com				



### **Private Function Information:**

If you are member of the IOPPA then you may "reserve" the South Beach Pavilion. Go to 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 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 MUST be bagged and removed from the pavilion. 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.

## **August Board Meeting Minutes**

**Board Members in Attendance:** Jesse Dance, Dominique Lombardo, Edgar Rodriguez, Terry Gardner, Shawn Krzanik, Fred Blankenbicker, Glenn Cuddihy, Dana Atkin, Daniel Hart, Suzanne Arnold, Wendy Rome, Buck Leahy, Nikki Aikin (ALT) and Dave Singer (ALT)

Absent: Ed Moon, Al Eastburn, Aspen Glashof.

Guests: John Rome, Mike Land and Melanie Rodriguez.

### **OLD BUSINESS:**

- Meeting called to order at 7:10 pm
- A motion was made, seconded and carried to accept June's treasure report by Dana Atkin and Wendi Rome.
- A motion was made, seconded and carried to accept June's minutes by Sean Krzanik and Dana Aikin.
- Great cook out at 4<sup>th</sup> of July. Thanks to Shawn and Keb for cooking and coordinating and Dominique Lombardo for purchasing the flags up Lake Mary Jane Rd.
- The gutters have been installed on the pavilion over the kitchen area.
- The park perimeter fence has been repaired.
- Buck finished his efforts of refurbishing of the four park swings.
- A new basketball backboard will be installed. The parts have arrived, and a bracket will need to be fabricated. A group of volunteers will replace the back board next month.
- Jesse is still working on getting signs for boat parking, golf cart parking and stay off the septic area.
- Daniel will speak with the fire Marshall about getting the large PVC pipe that runs along the side of the dock moved. The preferred location will be directly under the dock.
- Jesse reminded everyone to invite the neighbors out to the first Friday happy hour.
- Jesse confirmed with Insurance Company that any guest of an IOP member will be covered under the accidental insurance policy. This included Airbnb guests. However, guest must be accompanied by the HOA member while using the facilities.
- The boat ramp will be closed Saturday September 21<sup>st</sup> for an event. A sign will be displayed as a reminder.
- Tickets for Labor Day event are on sale. Order your tickets on website or purchase from a board member. We have several donations for raffle. Invite friends, neighbors etc.

Dana volunteered to replace the broken flag pole.

### **NEW BUSINESS:**

- Edgar needs to look through the paperwork and see if we can find the playground equipment vendor to order replacement parts for repairs.
- The board was asked to come up with a list of park improvements that members would like to see at the park. Then the board can vote on the most popular and organize a fundraiser to make some park improvements. Ideas so far: sun shades on the playground, shuffleboard, small pavilion at the beach, sea wall repairs, pavilion expansion...etc.
- Boat bumpers needed to protect the dock. Jesse will investigate the materials needed and get a quote.
- At the Bass tournament, it was apparent there is a need for dock cleats. Jesse can order for less than \$75 and install.
- Swim area needs to be reset. The anchors moved in the last storm. Shawn is willing to move them but needs help as the anchors are 5-gallon buckets full of cement.
- It was suggested that the first step on the dock needs a yellow stripe painted on it. Suzanne will look into it. Wendi Rome announced she is resigning as a board member. She was replaced by Alternate member Dave Singer.

Meeting adjourned at 7:46

## **September Board Meeting Minutes**

### **OLD BUSINESS:**

Meeting called to order at 7:08 pm

A motion was made and seconded to accept last month's treasure report by Al and Dana. No one opposed.

Supplies have been purchased and we have left over paint to finish the swing set. After the rain stops and the weather cools off, the swing set restoration effort will be completed.

The new basketball backboard and rim need to have an adapter bracket welded before it can be installed. We are working on a schedule with the community welder to complete the effort.

Jesse is coordinating with a new company to get signs made for various areas in the park.

Daniel Hart will continue to follow up with the fire marshal to get the large PVC pipe moved from along the side of the dock to underneath the dock.

Paddle fest event is scheduled for the weekend of 21st. Boat ramp will be accessible on Friday (20<sup>th</sup>) and Sunday (22<sup>nd</sup>) and closed on Saturday (21<sup>st</sup>).

Dana repaired the broken flag pole. Jesse will raise the flag this week.

We are still investigating how to obtain replacement parts for the playground.

The board has been tasked to come up with one major park improvement to focus on. Ideas, (expand existing pavilion, playground sunshades, restore the shuffle board court, pavilion at the beach, boat ramp renovations). Awaiting their ideas.

The swim area ropes still need reset. Jesse will ask Jessica from the Paddle fest to reset them for us after the paddle fest. If not, Shawn is willing to reset it with help.

Steps on the dock still need safety painted strips. The board will look for someone that currently has the yellow paint.

### **New Business:**

Board sponsored IOP Camp night event November 8<sup>th</sup> and 9<sup>th</sup>. Set up 5-7 p.m. Friday night until 10 a.m. Saturday morning. No kid drop-offs. \$10 up to four people. Each person additional is \$5 each. Movie, hotdogs, s'mores, popcorn and breakfast. Fire pit set up on beach. RSVP reservation to Keb Basinet kebbazing are information will be available on our Facebook Events page. A budget of \$250 was motioned by Jesse and seconded by Dana. It passed with no opposition.

The park septic tank was recently pumped, and it was brought to our attention that the electric plug needs upgraded to a GFI outlet and placed in weatherproof housing. Also, the timers for the pavilion fans aren't working and need replaced. Luis the electrician quoted \$140 for supplies and labor to correct both items. Motioned by Dana seconded by Maggie. Passed with no opposition.

The Halloween party is scheduled for October 26<sup>th</sup>. This will be a Potluck event. There will be a costume contest for the kids, light decorating, music and water/juice beverages. Maggie will coordinate along with Melanie's help. However, more volunteers needed. A budget of \$300 was motioned by Jesse and seconded by Dana. It passed with no opposition.

Robin who cleans the park bathrooms shared the bathrooms were vandalized the weekend before the Labor Day party. This is not the first time but the worst so far. Jesse will elaborate and make a comment in President Notes in the Newsletter. Robin also shared that the bathroom is requiring more attention than twice a month. Moving into next year, we need to address the schedule and talk about increasing the budget.

Dana motioned to give Robin a performance award of \$50 for a thank you for taking care of the vandalism cleaning. The motion was seconded by Maggie. It passed with no opposition.

Glen requested a list of things needed done in the park for the Boy Scouts park clean up service project on Oct. 12<sup>th</sup>. Jesse suggested we compile a list from the Hot Wash list, email to Glen and then pick a few projects from there.

Meeting ended at 8:15 pm, motioned to adjourn by



## 321-245-7096

14514 Storys Ford Road Orlando, FL 32832 AL# 12433

Ella welcomes you "home" not to a facility!

Amenities

<u>It's personal!</u> 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

- 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



# IOP Camp Night November 8-9, 2019 Set-up 5pm

Tents, hammocks, or ground camping-NO CAMPERS



	\$10 per site, upto 4 people. \$5 per extra person					
	Prizes for b	est set-up				
Bon-fire, weiney roast, smores, popcorn, and breakfast all included						
Movie-Go	onies					
Campfire s	stories					
Register early and pick your spot- kebbaz73@gmail.com or 407-832-3994						

## ANNOUNCEMENTS & OTHER



Donna Caldwell Nov 21



Dallas Walker Cornell Jr. November 15

Kelsey Mack October 8 Katie Mack November 22

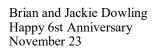
Roger Beckner November 24 Roger and Jennifer 31 years Nov 12

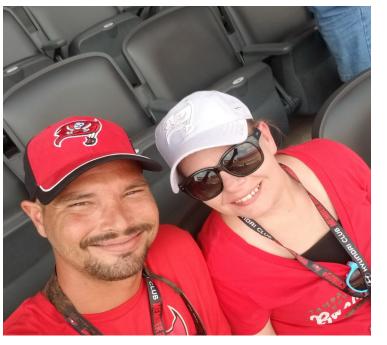






Nickie and Keb Bazinet serving 25 to life since November 19, 1994











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

COREHOMELOANS.COM

Finally, a broker that works for you.

Here at Core Financial, we understand that a home loan should be tailored to the borrower, not the other way around. We pride ourselves in the experience and knowledge surrounding a wide variety of loan options. You deserve a loan that fits your lifestyle.

500 Credit Score on FHA (90% under 580)

FHA 203k Rehab / Escrow Holdbacks

550 score 100% VA Loans

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





Call for quote.

Gary Fishman

407-342-9146

We would like to thanks the following that donated to the BBQ and Auction

Outback Steak House North Shore Golf Course Eagle Creek Golf Course Moon Landing Daniel Hart Healthy Home Longhorn Steak House Nona Adventure Park Shawn Krazanik

## **Spiderman Tree Service**

**キャャャャャャャャャ** 

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

# **Plumbing**

Commercial & Residential **IOP Resident for over 35 years!** 

Double Discount

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

State License # CFC 1426406

## **キキキキキキキキキキ**

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 COMMUNI-TIES . PLEASE CALL 407 325 2479.

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

DON'T CALL A TAXI, DONT 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.



## REAL ESTATE GROUP Daniel Hart Lic. Real Estate Agent 407-247-3894 realtordanielhart@gmail.com R

IF BUYING:

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.



Duty, Respect, Integrity

As a Firefighter for more than 20 years, these are the words we live by. As your Realtor I carry these same characteristics. If you are buying or selling it would be my honor to serve and represent you! For an honest, no pressure, loyal, trust worthy experience call or write Realtor Daniel Hart.

realtordanielhart.com



## **Upcoming IOP** Events

Board Meeting 10/1 7 pm Halloween Party 10/26 1am Board Meeting 11/5 7pm

NOTE: Private Functions and Upcoming IOP Events may be viewed at www.isleofpines.org





Better in Every Way	GoStoring	PODS	
All Steel Container	YES	NO	
Weatherproof	YES	NO	
20' Container	YES	NO	
Doors at Both Ends	YES	NO	
No Tilt & Shake Delivery System	n YES	NO	

## Use Promo Code- 10P19

For first month free rental

**Keb Bazinet** 

Cell 407-849-8082

1575 Aber Rd

Operations Manager

E-Mail keb@gostoring.com

Orlando, FL 32807



www.24electricservice.com

Luis A. Velez Cruz Master Electrician

> Residential Commercial

Industrial Service

(YLMO ERBENDM) FREE PLEASE MAKE CHECKS PAYABLE TO IOPPO

ONLY AD ON THE PAGE

NEWSLETTER

\$7.50

FULL PAGE

DROP AD

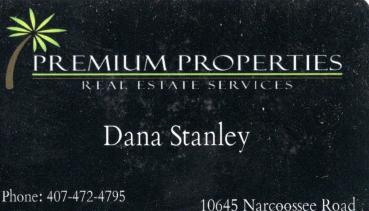
PERSONAL AD

DVERTISING RATES '8 Page

> 4 PAGE \$15

2 PAGE \$30

THE



10645 Narcoossee Road Cell Phone: 407-468-4658 Orlando, FL 32832 Fax: 407-380-1046



YOU SUPPLY

Isle of Pines Resident Licensed & Insured Call or Text Matt 321-278-2448

\$60

\$50



www.amorthodontics.com



## I live here, I play here, I sell more homes here than any other agent! Call me 407-474-7000

www.royaltyreb.com domenique@royaltyreb.com Facebook: RoyaltyREB

We offer showings by boat to view lakefront properties or see the lake for homes with lake access.



Domenique G. Lombardo Broker/Owner with 30+ years experience

### ACTIVE MLS# 05768921



13600 E LAKE MARY JANE RD LAKE MARY JANE SHORES Spectacular Best 248' of Lakefront on Lake Mary Jane - Chain of Lakes 3.28 Acre subdividable DOUBLE LOT 2,317 SF \$950,000

### PENDING MLS# 05804725



1570 HANKS AVE **BALDWIN PARK** Charming Key West style 3 bed/2.5 bath Pool home in coveted Baldwin Park 2,200 SF \$589,000

### **SOLD LISTING**



8419 DIMARE DR. **EAST ORLANDO** 3 bedroom concrete block POOL home with screened porch and new roof. 1,356 SF \$219,900

### **SOLD LISTING**



3665 ROLLING HILLS LN **APOPKA** Spacious home in beautiful Rolling Hills 4 Bed/3 Bath w/ Screened Solar Saltwater Pool. 3,562 SF \$360,000

### SOLD LISTING



1510 SYDNEY WASHER RD DOVER, FLORIDA Beautiful Thompson custom home with appox. 6,000 total sq ft functional floorplan 2 acres \$568,000

### **SOLD BY DOMENIQUE IN 17 DAYS**



1118 N BLACK ACRE CT WINTER SPRINGS Spectacular one of a kind 5 bed 4 (& 2 half-bath) in cul-de-sac home in beautiful Tuscawilla 5,439 SF \$750,000

### **ACTIVE MLS# 05811790**



14202 NELL DR ISLE OF PINES 3/2 with drive-thru garage, workshop Freshly painted, Walk to Lake access Park to watch the sunset 1,980 SF \$289,900

### WE ARE ISLE OF PINES RESIDENTS

\*\*\*\*\*\*



### DOMENIQUE G. LOMBARDO

BROKER/OWNER/REALTOR 407-796-1867 DOMENIQUEREALTOR@GMAIL.COM

### MELANIE RODRIGUEZ

407-308-7778

MELANIESELLSORLANDO@GMAIL.COM

HELPING FIRST RESPONDERS, SERVICE, MEDICAL PROFESSIONALS, & FIRST TIME BUYERS SINCE 1988

ww.veteranre.com

### **ACTIVE MLS# 05801527**



8163 SHRIVER DR **EAST ORLANDO** Concrete block 3 bed 1 1/2 bath 1 car garage 1,092 SF \$185,000

### **SOLD LISTING**



222 W ORLANDO ST, #D COURTYARDS COLLEGE PARK CONDO Charming Key West styled home with lots of character. Open kitchen w/a center island overlooks living area 961 SF \$207,000