



ISLE OF PINES  
PROPERTY OWNERS ASSOCIATION  
October /November  
2019



Join us for the IOPPOA

# HALLOWEEN PARTY



Saturday October 26<sup>th</sup>

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.

Happy  
Halloween

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 [flyfshermn82@gmail.com](mailto:flyfshermn82@gmail.com).

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!

-Jes



**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:

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Dave Singer	407-925-4611	
Maggie Noblitt	407-509-9084	mnoblitt@aol.com
Nikki Aikin	407383-5611	rockmom3@yahoo.com



# Memorial Weekend BBQ



## Private Function Information:

If you are member of the IOPPA then you may "reserve" the South Beach Pavilion. 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 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 [kebba-z73@gmail.com](mailto:kebba-z73@gmail.com) Tickets will be available through PayPal. More 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

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## TOP 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 best set-up			
Bon-fire, weiney roast, smores, popcorn, and breakfast all included			
Movie-Goonies			
Campfire 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



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Brian and Jackie Dowling  
Happy 6th Anniversary  
November 23





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.

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We would like to thank 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**



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Lic. Real Estate Agent

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# Upcoming IOP Events

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

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

## 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



Better in Every Way	GoStoring	PODS
All Steel Container	YES	NO
Weatherproof	YES	NO
20' Container	YES	NO
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SOLD LISTING



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