



ISLE OF PINES

PROPERTY OWNERS ASSOCIATION

February & March
2020



EASTER PARTY CANCELED

Stay Safe and Healthy!

We believe the health of our community and their families is important. The best thing we can do is protect each other by maintaining social distance and practicing good hygiene. Please be the great neighbors we all are, by following guidance from the Centers for Disease Control (CDC) and health officials to slow the spread of COVID-19.

The elderly and immune system-compromised are at the highest risk, but nobody of any age is immune, and can unknowingly transmit COVID-19 to higher risk populations. Currently, the CDC recommends avoiding gatherings of more than 10 people. As an unfortunate result, we won't be able to host the Easter party this year.

IOPPOA President's Message

Hello IOP Residents,

I have just been elected by the board to be your IOP President for 2020. Last year was a productive year for us, with substantial progress in several areas of park improvements. I'd like to thank everyone who volunteered their time and effort to keep the IOP a great place to live and play. This year we'll build on the success of 2019, and will be asking all our members to weigh in on what you feel should be the next big improvement project for our community.

IOP members, please be on the lookout for an email from Suzanne Arnold asking you to complete a short survey. We created the survey to get the best sense of what our members' priorities are for the coming year. You have three options to choose from: Boat Ramp Repair, Seawall Replacement, or Build a Beachside Pavilion. Please take the very short time to complete the survey.

During the membership drive this year, we had the most activity we've seen in years. It was great seeing all the new residents and those that took a little break come down and sign up. Our membership numbers are going up, so let's hope that leads to even greater friendship and camaraderie among our neighbors. Your continued membership and support make the IOP a little slice of Heaven in a busy and noisy world.

Thank you all for a great 2019, and I look forward to pursuing new opportunities with you in 2020.

2019 Accomplishments

We got these done with a combination of membership funds and volunteer labor from our board and other IOPPA members:

- ◆ Replaced defective bathroom locks
- ◆ Repaired fence from last hurricane
- ◆ Repaired gate and replaced lock
- ◆ Painted Safety Yellow step markers on dock
- ◆ Trimmed tree limbs over trailer parking
- ◆ Installed rain gutters on the pavilion
- ◆ Repaired wind-damaged flagpole
- ◆ Replaced flag & rope for flagpole
- ◆ Added lights to the dock
- ◆ Painted the water shed
- ◆ Added new trash cans for the park
- ◆ Refurbished swing set (new chains, hangers, seats, tin protective top cover, paint)
- ◆ Established parking area/slots for trailer parking
- ◆ Boy Scouts cleaned up the playground, sanded and sealed the picnic tables, uncovered and cleaned the shuffleboard lane
- ◆ Replaced basketball backboard and rim with heavy duty new components
- ◆ Installed a new septic lift pump and replaced the breaker
- ◆ Added information and guidance signs to the park
- ◆ Provided pest control around the pavilion and playground
- ◆ Cleared the corner lot of trees and some of the wooded area inside the park
- ◆ Prepared and distributed a survey to gather member inputs on priorities for the next big IOP project: Boat Ramp, Sea Wall, or Beach Pavilion



Jesse Dance
IOPPOA President

2020 Board Members

ISLE OF PINES PROPERTY OWNERS' BOARD MEMBERS

	Name	Phone	Email
President	Jesse Dance		flyfshermn82@gmail.com
Vice Pres.	Domenique G. Lombardo	407-474-7000	domeniquerealtor@gmail.com
Treasurer	Ed Moon	321-228-3116	ed@turbomoon.com
Secretary	Edgar Rodriguez	407-480-0997	EdgarR@remax.net
	Nikki Aikin	407-383-5611	rockmom3@yahoo.com
	Billy Aikos		billya1991@yahoo.com
	Suzanne Arnold	407-281-0901	suzarnold@mindspring.com
	Glenn Cuddihy	407-230-5620	glenncuddihy@gmail.com
	Al Eastburn	407-325-2479	aheast4748@hotmail.com
	Terry Gardner	407-496-1522	terrygardner8425@gmail.com
	Daniel Hart		realtordanielhart@gmail.com
	Shawn Krzanik	321-239-6462	stkrzanik@gmail.com
	Buck Leahy		buckleahy@icloud.com
	Justin Mack	407-413-2979	justinmack@gmail.com
	Maggie Noblitt	407-509-9084	mnoblitt@aol.com
	Dave Singer	407-925-4611	1david3691@gmail.com


HEROES
 REAL ESTATE GROUP
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.



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



February Board Meeting Minutes

IOPPOA February 2020 Board Meeting Minutes

Board Members in Attendance: Jesse Dance, Dominique Lombardo, Ed Moon, Edgar Rodriguez, Niki Aikin, Maggie Noblitt, Al Eastburn,

Terry Gardner, Shawn Krzanik, Glenn Cuddihy, Suzanne Arnold, Dave Singer, Buck Leahy,

Absent: Daniel Hart

Guest: Mike Land, Claire Woodruff

OLD BUSINESS:

- Meeting called to order at 7:05 pm.
- A motion was made, seconded and carried to accept November's treasurer report by Shawn K. and Terry G. No one opposed.
- Ed Moon shared 2019 was the first year in many that we have unspent funds that can be applied to a big park improvement in 2020.
- A motion was made, seconded and carried to accept January's meeting minutes by Shawn K. and Terry G. No one opposed.
- Membership drive was a success. To date membership is up 20% from last year.
- A vote was held at the membership drive for the big park improvement, however not everyone used the correct form, making the vote incomplete. So far there are 14 votes to improve the boat ramp, 7 votes for a beach pavilion and 2 votes to replace the seawall. Suzanne will create and email a quick survey to all the current members for an appropriate vote.
- The park toilets keep getting clogged. Looking into getting a quote to see about rebuilding the values etc.
- Park maintenance and improvements accomplished in 2019 are as follows:
 - Park locks and the gate was repaired, Tree limbs cut, solar light on the dock, trailer parking, picnic tables sealed, basketball court backboard and rim replaced, lift pump and breakers on septic repaired, pest control for ants, watershed was painted, gutters installed on pavilion, flag pole was repaired, flag and the flagpole pole light bulb were replaced, swing set was renovated (New chains, seats, hardware, washer plates, tin cap, painted), new trash cans for the park, safety strip on the boat dock steps, shuffleboard court was uncovered, corner lot was cleared.
- Dominique shared some information she has for the new IOP Residents-IOP Welcome Wagon. Includes information about the HOA, membership information and the Moss Park Lake Nona area and the newsletter. Suzanne added that the information for the LMJ Alliance could be added to the packet. It was suggested that a baked goods be added and delivered to the new residence. Someone just needs to head this up.
- Unfinished items that were discussed throughout 2019 that are still on the table are as listed: Brackets for the playground, boat bumpers on the dock, new Plexiglas cover on the bulletin board, add some park entrance landscaping, decide what to do with the concrete tables by the shuffleboard court, paint the wood beam/posts on the dock, decide what to do with the cleared lot at the front, add basketball court lines to the court.

NEW BUSINESS:

- Billy Aikos was nominated as a new board member, seconded and carried. There is still room for one more board member and one alternate.
- The new executive board for 2020 will be Jesse Dance President, Dominique Lombardo Vice President, Ed moon Treasurer, and Edgar Rodriguez Secretary.
- 2020 Park Job Bids were accepted as follows:
 - Matt Rock-Quality Lawn Care \$230 a month
 - Robin McAdams-Weekly bathroom cleaning \$90/month
 - Cameron Haire-Newsletter Prep and delivery \$50 per delivery
 - Claire Woodruff-Newsletter Editor \$100 per newsletter
 - Al Eastburn-Website Editor for a free HOA membership.
- Motion was made seconded and carried to accept the continuation of First Fridays Happy Hour at the park for Members and Prospective Members. The first Monday of each month from 6-10. It will be announced in the Newsletter. Claire Woodruff volunteered to make a sign for the IOP entrance reminding residents of First Fridays.
- A survey will be emailed to all members asking for their vote from 3 choices on a big park improvement for 2020. Right now, the suggested choices are to repair the boat ramp, add a beach pavilion, or replace the sea wall.
- Motion to close the meeting was made and seconded by Ed Moon and Terry Garner.
- Meeting ended at 8:05

March Board Meeting Minutes

IOPPOA March 2020 Board Meeting Minutes

Board Members in Attendance: Domenique Lombardo, Niki Aikin, Al Eastburn, Shawn Krzanik, Suzanne Arnold, Dave Singer, Buck Leahy, Justin Mack

Absent: Daniel Hart, Jesse Dance, Ed Moon, Edgar Rodriguez, Glenn Cuddihy, Fred Blackenbicker, Maggie Noblitt, Terry Gardner

Guest: Mike Land

OLD BUSINESS:

- Meeting called to order at 7:06 pm.
- No Treasurer's report as Ed Moon was not in attendance.
- A motion was made, seconded and carried to accept February meeting minutes by Nikki and Al. No one opposed.
- Survey for park repair project is 56% in favor of boat ramp repair at this time.
- Terry G. shared that the sea wall can be repaired for as little as \$500. Dave S. Billy A. and Buck L. offered man labor.
- Drainage pipe being moved from the dock/beach area tabled for next month as Daniel Hart wasn't in attendance.

NEW BUSINESS:

- Easter party will be Saturday April 11th 10AM – 12PM. Nikki and Justin to coordinate. \$500 budget was accepted and seconded by Shawn K. and Al E.
- Father's Day fishing tournament will be held Friday June 21st. Registration will be at 5:30 am, and the weigh-in at noon. Lunch will be hosted after the weigh in. Entry fee is \$10 per person. Trophies for biggest fish and most weight. Artificial lures only. \$400 budget accepted and 2nd by Suzanne A. and Shawn K. Event will be chaired by Al E. and Matt R.
- July 4th, Labor Day, Halloween, IOP garage sale and Christmas party chair members and budgets yet to be decided. Table until next month.
- Dates for Park Clean-Up in May yet to be decided. Table until next month.
- Toilet repair has been completed by Bill Jenkins.
- A possible fundraiser suggested by Shawn K. for a pancake breakfast.
- A possible email or note in the newsletter to share results of the big park improvement for 2020 survey results. Right now, the suggested choices are to repair the boat ramp, add a beach pavilion, or replace the sea wall and for someone to head this up.
- Meeting ended at 7:54

Upcoming IOP Events

Easter Party	Cancelled
Spring Park Cleanup	TBD
First Friday	4/3 6:00 pm
Board Meeting	4/7 7:00 pm

Upcoming Private and IOP Events may be viewed at
www.isleofpines.org/community-stuff/newsletters/

ADVERTISE WITH US!

1/8 Page \$7.50	1/4 Page \$15
1/2 Page \$30	Full Page \$60

FREE Personal Announcements for IOPPOA Members

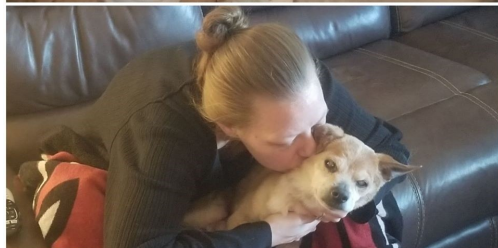
Please email IOPNewsletter@yahoo.com for more information

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.

Birthdays And Anniversaries



**Jackie Dowling
February 17th**



Gary Fishman - March 25th



**Harold Cornell &
Robin McAdams
February 1st - 28 Years!**



**Dave and Donna Caldwell
March 30th
1 Year Anniversary!**



**Alivia Mikulencak
February 24th**



**Shawn Krazanik
March 26th**



**Patrick Fore
February 15th**



Dallas Cornell - March 9th

Isle Of Pines Resident



License
#ER13014629

407-616-2279

24electricsservice@gmail.com

www.24electricsservice.com

Luis A. Velez Cruz
Master Electrician

Residential
Commercial
Industrial Service

Stump Grinding by Gary

Isle of Pines Resident



Call for a Quote

Gary Fishman

407-342-9146

Double Discount Plumbing

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

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

State License # CFC 1426406



Isle of Pines Resident
Licensed & Insured

Call or Text Matt
321-278-2448

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



Crescent Fuel Service

24 Hour Marine Refueling

Forget the hassle of trailering to the gas station or carrying
gas tanks down your dock, call Crescent Fuel Service & our
experienced staff will hand deliver fuel to you & your boat

Delivery to home, dock, and boat ramp available
For fuel service anytime call or text

407-256-3418

RETIRED COUPLE WANTS TO BUY

1400 +/- SF home in ISLE of PINES

NO AGENTS PLEASE

Resonable price, uncomplicated process

POOL not necessary, NOT on water

Visit www.LakeMaryJaneFlorida.com

Contact stevenharp@mail.com
or
call 321.863.5833

ALL COMMUNICATIONS KEPT CONFIDENTIAL

NEED TO GET SOMETHING NOTARIZED?

**CALL YOUR NEIGHBOR AL
REASONABLE RATES**

**EITHER COME TO MY HOUSE
OR I CAN COME TO YOU**

SERVICING ALL MOSS PARK COMMUNITIES

PLEASE CALL
407-325-2479



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



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

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

ACTIVE LISTING O5826053



**13206 S LAKE MARY JANE RD
ISLE OF PINES**
Custom LAKEFRONT 4B/3B
heated salt pebble tech pool/spa
2,726 SF \$860,000

ACTIVE LISTING O5843155



**1460 CANOPY OAKS CT
SAINT CLOUD**
Approximately 100' of lakefront
footage. You have the freedom to
use a custom builder of your choice
.34 ACRES \$250,000

ACTIVE LISTING O5826490



**2000 MASSACHUSETTS AVE NE
ST PETERSBURG**
Gorgeous 2008, 4-2/2 custom built
block private corner lot home
designed with entertaining in mind
3,202 SF \$1,395,900

PENDING LISTING O5849838



**2717 HILDA CT
ORLANDO, FL**
Freshly painted exterior,
concrete block, clean and
ready to move in 3 bed/2 bath
1,082 SF \$199,300

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 approx. 6,000 total sq ft
functional floorplan
2 acres \$568,000

SOLD LISTING



**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 \$899,000



WE ARE ISLE OF PINES RESIDENTS



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

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

WWW.VETERANRE.COM

SOLD LISTING



**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

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