ISLE OF PINES

PROPERTY OWNERS ASSOCIATION

January
2021

ISLE OF PINES ANNUAL CHILI COOK OFF AND MEMBERSHIP DRIVE

Saturday January 23rd 4pm-8pm

Come sign up or renew your IOPPOA membership at DISCOUNT and vote for your favorite chili. *Locks will be changed Jan 25th

Bring your best chili recipe for a chance to win CA$H

1st place~$100
2nd place~$50
3rd place~$25

Please enter your chili by 3:30 pm. We will provide plenty of outlets for crock pots. Please provide a small place card with a short description of your chili and it's level of spice. Please DO NOT include your name.

CHILI TASTING, TOPPINGS, HOTDOGS and DRINKS are FREE WITH YOUR MEMBERSHIP SIGN UP or RENEWAL

Non-Membership sign up/renewal requires admission. Chili tasting will be $5 for adults and $3 for children 5 years and up.

Please be mindful and respectful that this is a <u>tasting</u> event and be sure to leave plenty for others to taste.

This is a super fun family event!
Hope to see everyone there!!!

IOPPOA President's Message

Hello IOP Residents,

I'd like to start off by thanking all of those that helped with the Christmas Dinner. It was a great event that pulled together friends, neighbors, firetrucks, ambulances, and Santa and his elf arrived in the back of an old truck. There was a well-attended boat parade a couple days prior to the Christmas Dinner. My family enjoyed driving around at night to look at an increasing number of houses with Christmas lights. Nice job IOP!

As we kick off the new year, I'd like to bring to your attention that the chili cookoff/membership drive will take place on Jan. 23rd and will display some of IOP's award winning chili. If you think you make a mean chili, then make a pot and enter the chili competition during the membership drive. Sign up on/before Jan. 23rd to receive a membership discount. More information is located on the front page of the newsletter. If you are interested in becoming a board member or have questions on the bids, this event will be the time to ask questions and sign up.

Bids for park upkeep (bathrooms, lawn care, website maintenance, newsletter editor, and newsletter delivery) are open for submittal. If you are interested in any of the opportunities, please visit the website (http://www.isleofpines.org/community-stuff/), print and fill out the forms, put in an unmarked envelope and give to any board member. Submit all bids at the membership drive or any time before February 2nd.

Here's to a Happy New Year everyone. I hope 2021 will be a great year for the IOP.

IOP - Stay cool, safe, alert, healthy, friendly, small and slow down.

-Jes

Jesse Dance
IOPPOA President

Upcoming IOP Events

Chili Cook-Off & Membership Drive	**01/23 4-8PM**
Board Meeting	**02/02 7PM**
IOP Fishing Tournament	**02/07**

Events may be limited or rescheduled as required
Upcoming Private and IOP Events may be viewed at
www.isleofpines.org/community-stuff/newsletters/

IOPPOA January 2021 Board Meeting Minutes

Board Members in Attendance: Jesse Dance, Domenique Lombardo, Suzanne Arnold, Buck Leahy, Shawn Kraznik, Billy Akos, Al Eastburn, Glenn Cuddihy, Nikki Rock

Absent: Ed Moon, Daniel Hart, Edgar Rodriguez, Terry Gardner, Justin Mack, Thomas Kisner, Amy Trombone

Guests: Rob and Karen Creasy, Jay Eichelberger

Old Business

- Meeting called to order at 7:05 pm.
- The minutes and a detailed treasures report covering the months of November and December was voted on and accepted by the board. No one opposed.
- Jesse will be getting quotes for making repairs to the boat ramp.
- Daniel Hart organized the clearing of the corner lot on LMJ and Nell.
- Domenique and Al are finished with the Facebook page for park wedding venue. Domenique is looking into several outside business to help get the word out.
- Jesse and Buck will remove the sun-faded plexi-glass from the IOP bulletin board and get it replaced.
- Need updates on seawall repairs from Terry (absent).
- Bid forms were updated and ready for 2021.

New Business

- The membership drive is scheduled for January 23, from 4-8pm. The budget for the event is $400. During the membership drive, there will be a chili cookoff. Wendi Rome will be running the event. Will need a few volunteers to help support with chili and membership registration.
- Ed Moon will ask for a itemized break down of insurance coverages from our current provider and will be shopping additional companies for coverages.
- Jesse has one quote to clear, grade, and cover the corner lot with lime rock for overflow parking during IOP events. He will get 2 more quotes to submit to the board.
- Al will take over the canoe storage manager (previously done by Maggie).
- The IOP will need a new IOP Board Secretary for 2021.

Meeting ended at 7:55 pm.

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	Edgar@MyDreamHomeinOrlando.com
	Nikki Rock	407-383-5611	rockmom3@yahoo.com
	Billy Akos		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
	Thomas Kisner		thomaskisner@gmail.com
	Shawn Krzanik	321-239-6462	stkrzanik@gmail.com
	Buck Leahy	407-963-3241	buckleahy@icloud.com
	Justin Mack	407-413-2979	justinmack@gmail.com
	Amy Tombone		Amytombone@gmail.com

ISLE OF PINES PROPERTY OWNERS' ASSOCIATION, INC.
(the "IOPPOA")
REQUEST FOR QUOTE
2021 SOUTH BEACH PARK AND LAWN MAINTENANCE

Bid Item: Price per lawn mowing of all activities associated with lawn maintenance from February 2021 through January 2022 in accordance with the following:

- Mowing of the entire lawn at the South Beach Park and the right away from the South Beach entrance to Nell Road. This includes mowing, weed eating, blowing off debris on hard surface areas, pick up and removal of all organic debris prior to each cut, pick up and removal of all organic debris generated from each cut.

- Cutting the grass 50 feet around the Isle of Pine's sign located on Lake Mary Jane Road just north of the Country Store.

- Treating of ants around pavilion, playground, and basketball court in accordance with local and state laws.

Contractor will be responsible for providing all necessary equipment and tools to perform this work. The pricing of this work is for each cut, based on approximately 20 cuts per year. The cuts will be once each month during the months of October through April and twice each month during May through September. The IOPPOA Board may request additional scope before special events.

General Conditions: The IOPPOA is requesting bids from any person or organization interested in performing the services based on the specifications listed above. All bids must: (1) be in writing, (2) cover the calendar year 2021, and (3) include any and all required documentation specified to show proof of insurance as requested. Any person or contractor submitting a bid is responsible for providing the services as specified above and will be solely responsible for fulfilling the terms and conditions of the contract.

The IOPPOA Board of Directors has the right to award the contract for services to any bidder that they feel is in the best interest of the Association and can reject any bid for any reason. The IOPPOA Board of Directors has the right to terminate any contract at any time at their discretion with a 30 day written notice.

The contractor is to be licensed in the State of Florida and is to provide proof of worker's compensation insurance and general liability insurance prior to starting any work. The minimum general liability insurance shall be $500,000.00.

Procedure for payment: On a monthly basis, Contractor will submit an invoice to the IOPPOA's treasurer for payment. The payment terms are net 30 days from the receipt of invoice. The Association has the option of paying the invoice sooner than 30 days. Failure to submit an invoice within sixty days of completion of work could result in the forfeiture of payment.

Send bid to: IOPPOA Park Maintenance Bids, 13040 Lake Mary Jane Road, Orlando, FL 32832. Bids must be postmarked no later than January 31, 2021 or can be brought to the meeting on February 2, 2021 at South Beach, 7 pm. Bids will be opened and discussed at the February 2, 2021 IOPPOA Board Meeting and awarded contractor will be notified.

Bid Price: _____
Submitted by: _____ Position: _____
Address: _____
Telephone # _____
Signature: _____ Today's Date: _____
Printed Name: _____

ISLE OF PINES PROPERTY OWNERS' ASSOCIATION, INC.
(the "IOPPOA")
REQUEST FOR QUOTE
2021 -Website Maintenance

Requirements:

Work with the secretary to update the community information on the IOPPOA website . Work with the newsletter editor to update the newsletter on the website . Also do any other updating of the website as required from February 2021 through January 2022.

- Work with the secretary to update the community information on the website .
- Work with the newsletter editor to update the newsletter on the website .
- Also any other updating of the website as required
- Membership fees for person doing website maintenance to be paid by the association
- Must serve as a board member

General Conditions: The IOPPOA is requesting any person interested in performing the services based on the specification listed above. All bids must submitted on this Form OR: (1) be in writing, (2) cover the calendar year 2021, and (3) comply with all portions of the specifications listed for the specific service that is being bid on. Any person or contractor submitting a bid is responsible for providing the services as specified above and will be solely responsible for fulfilling the terms and conditions of the contract.

The IOPPOA Board of Directors has the right to award the contract for services to any bidder that they feel is in the best interest of the Association and can reject any request for any reason. The IOPPOA Board of Directors has the right to terminate any contract at any time at their discretion with a 30 day written notice.

Send bid to: IOPPOA Website Maintenance, 13040 Lake Mary Jane Road, Orlando, FL 32832. Bids must be postmarked no later than January 31, 2021 or can be brought to the meeting on February 2, 2021 at South Beach, 7 pm. Bids will be opened and discussed at the February 2, 2021 IOPPOA Board Meeting and awarded contractor will be notified.

Awarded Current Years Membership

_____ _____
Signature Today's Date

_____ _____
Printed Name Telephone Number

_____
Address

Additional comments: _____

_____

ISLE OF PINES PROPERTY OWNERS' ASSOCIATION, INC.
(the "IOPPOA")
REQUEST FOR QUOTE - 2021 NEWSLETTER EDITOR

The pricing shall be per newsletter in full accordance with the requirements listed below. Pricing shall be based on the preparation of up to 12 newsletters from February 2021 through January 2022.
.

- Work closely with the IOPPOA President to produce a monthly community newsletter consisting of approximately 8-20 pages.

- Type and edit the President's Column and other articles as necessary. Ensure grammatical accuracy and readability of all items. Information for President's Column may be provided via e-mail, diskette or hard copy.

- Working with the IOPPOA's Treasurer, maintain an accurate database of newsletter advertisers and payments. Collect payments and deliver to the IOPPOA Treasurer upon receipt of each payment, along with a monthly report of advertisers and their payments.

- Proofread/edit prewritten articles and ads. Layout newsletter for printing and deliver via e-mail, diskette or hardcopy to IOPPOA President for approval. All articles must be reviewed and approved by the IOPPOA President prior to submitting the newsletter for printing.

- Make any adjustments as determined by the IOPPOA President, and once finalized, deliver newsletter to the designated newsletter's printer/copier, as determined by the IOPPOA Board. Editor is responsible for proofing the first copy of newsletter for accuracy and print quality.

- Time Table: IOPPOA Board meetings are held on the first Tuesday of each month. All ads and articles are due to the Newsletter Editor by the Friday following the meeting, with the exception of the information for the President's Column, which will be submitted no later than Sunday morning following the meeting. The newsletter must be delivered to the printer and e-mailed to the Web-manager no later than the second Saturday following the monthly IOPPOA Board Meeting (11 days). This timetable may be adjusted as necessary, upon approval of the IOPPOA President.

General Conditions: IOPPOA is requesting bids from any person interested in performing the services based on the specification listed above. All bids must be submitted on this Form OR: (1) be in writing, (2) cover the calendar year 2021, and (3) comply with all portions of the specifications listed for the specific service that is being bid on. Any person submitting a bid is responsible for providing the services as specified above and will be solely responsible for fulfilling the terms and conditions of the contract.

The IOPPOA Board of Directors has the right to award the contract for services to any bidder that they feel is in the best interest of the Association and can reject any bid for any reason. The IOPPOA Board of Directors has the right to terminate any contract at any time at their discretion with a 30 day written notice.

Send bid to: IOPPOA Newsletter Editor Bids, 13040 Lake Mary Jane Road, Orlando, FL 32832. Bids must be postmarked no later than January 31, 2021 or can be brought to the meeting on February 2, 2021 at South Beach, 7 pm. Bids will be opened and discussed at the February 2, 2021 IOPPOA Board Meeting and awarded contractor will be notified.

Price per newsletter: _____

_____ _____
Signature Printed Name

_____ _____
Telephone Number/Email Address

ISLE OF PINES PROPERTY OWNERS' ASSOCIATION, INC.
(the "IOPPOA")
REQUEST FOR QUOTE
2021 NEWSLETTER PREPARATION -AND DELIVERY

The pricing shall be per newsletter in full accordance with the requirements listed below. Pricing shall be based on the preparation of up to 12 newsletters from February 2021 through January 2022.

Requirements:

- Pick up newsletter from designated printer/copier on the third Sunday of every month.
- Stuff newsletter with any inserts, fold and place in plastic bags for hand delivery.
- Coordinate and oversee delivery of newsletters to the community within three (3) days of pickup from printer/copier.
- In the event newsletters are to be mailed, deliver to post office for bulk mailing.
- Insure all advertisers outside the Isle of Pines receive a copy of newsletter.

Plastic bags will be provided by IOPPOA.

General Conditions: The IOPPOA is requesting bids from any person interested in performing the services based on the specification listed above. All bids must submitted using this Form OR: (1) be in writing, (2) cover the calendar year 2021, and (3) comply with all portions of the specifications listed for the specific service that is being bid on. Any person or contractor submitting a bid is responsible for providing the services as specified above and will be solely responsible for fulfilling the terms and conditions of the contract.

The IOPPOA Board of Directors has the right to award the contract for services to any bidder that they feel is in the best interest of the Association and can reject any bid for any reason. The IOPPOA Board of Directors has the right to terminate any contract at any time at their discretion with a 30 day written notice.

Send bid to: IOPPOA Newsletter Preparation and Delivery Bids, 13040 Lake Mary Jane Road, Orlando, FL 32832. Bids must be postmarked no later than January 31, 2021 or can be brought to the meeting on February 2, 2021 at South Beach, 7 pm. Bids will be opened and discussed at the February 2, 2021 IOPPOA Board Meeting and awarded contractor will be notified.

Price Per Newsletter: _____

_____ _____
Signature Today's Date

_____ _____
Printed Name Telephone Number

_____
Address / Email

Additional comments: _____

_____

ISLE OF PINES PROPERTY OWNERS' ASSOCIATION, INC.
(the "IOPPOA")
2021 BATHROOM CLEANING BID

Pricing per cleaning for both restrooms at the Isle of Pine's South Beach Park from February 2021 through January 2022.

- Sweeping and mopping the floors in each restroom.
- Cleaning and disinfecting the sinks and toilets.
- Wiping down the inside walls of the restrooms.
- Cleaning and disinfecting the urinal in the men's restroom and the changing table in the women's restroom.
- Refill toilet paper and paper towels as needed.
- Remove trash.
- Cleaning shall take place twice monthly (bi-weekly) and on the day before an IOPPOA scheduled event at South Beach Park.
- Contractor will supply all cleaning supplies. Toilet paper and paper towels will be provided by IOPPOA.

General Conditions: The IOPPOA is requesting bids from any person interested in performing the services based on the specification listed above. All bids must be submitted on this Form OR: (1) be in writing, (2) cover the calendar year as described above, and (3) comply with all portions of the specifications listed above for the specific service that is being bid on and will be solely responsible for fulfilling the terms and conditions of the contract.

The IOPPOA Board of Directors has the right to award the contract for services to any bidder that they feel is in the best interest of the Association and can reject any bid for any reason. The IOPPOA Board of Directors has the right to terminate any contract at any time at their discretion with a 30 day written notice.

Send bid to: IOPPOA Bathroom Cleaning Bids, 13040 Lake Mary Jane Road, Orlando, FL 32832. Bids must be postmarked no later than January 31, 2021 or can be brought to the meeting on February 2, 2021 at South Beach, 7 pm. Bids will be opened and discussed at the February 2, 2021 IOPPOA Board Meeting and awarded contractor will be notified.

Price per cleaning: _____

_____ _____
Signature Printed Name

_____ _____
Telephone Number / Email Address

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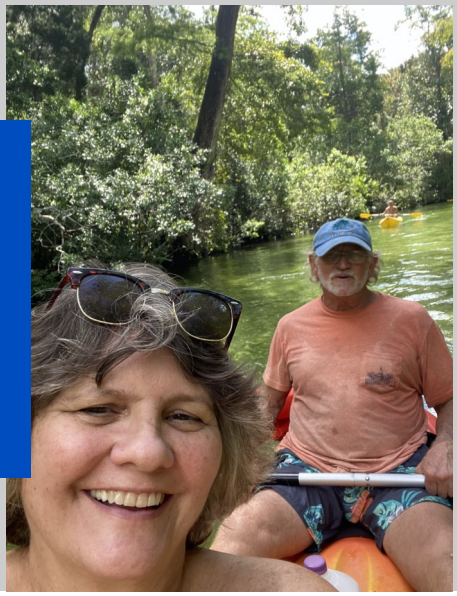
Birthdays and Celebrations

Rileigh
Happy 4th Birthday
December 20th

Clara
Happy 10th Birthday
January 8th

Shane Klamer
Happy 35th Birthday!
January 25th

Harold & Robin
February 1st



Tim Cotton
Happy 59th!
February 12th

You've come a long way, baby!

Michelle Hooper
January 26th
Happy Birthday!

Janet Herrera
January 27
Happy Birthday!

Madysen McKenzie
Happy 16th Birthday!
January 31st

Isle Of Pines Resident

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Our Neighborhood's 2020 Sales Report

STATUS	ADDRESS	SUBDIVISION	BEDS	BATH	SQ FT	POOL	PRICE
ACT	14705 BRAY DR	ISLE OF PINES THIRD ADD	4	2.5	2,607	Y	$469,900
ACT	13809 MARINE DR	ISLE OF PINES	5	3	2,750	Y	$479,000
SLD	14405 WINTERSET DR	ISLE OF PINES FIFTH ADD	3	2	1,843	N	$288,000
SLD	13011 DEVONSHIRE DR	ISLE OF PINES FIRST ADD	3	2	1,370	N	$240,000
SLD	13112 FERNWAY RD	ISLE OF PINES FIRST ADD	3	2	1,810	N	$350,000
SLD	14414 WINTERSET DR	ISLE OF PINES FIFTH ADD	3	2	1,548	N	$334,450
SLD	14140 NELL DR	ISLE OF PINES FIFTH ADD	3	2	1,450	N	$289,000
SLD	14140 NELL DR	ISLE OF PINES FIFTH ADD	3	2	1,450	N	$163,000
SLD	14610 HENSON RD	ISLE OF PINES THIRD ADD	3	2	2,084	N	$450,000
SLD	13912 MARINE DR	ISLE OF PINES SIXTH ADD	4	3	3,035	Y	$1,120,000
SLD	14225 NELL DR	ISLE OF PINES FIFTH ADD	3	2	2,031	N	$464,000
SLD	14320 FRESNO DR	ISLE OF PINES SIXTH ADD	5	3/2	3,296	N	$550,000
SLD	13206 LAKE MARY JANE RD	ISLE OF PINES	4	3	2,726	Y	$814,000
SLD	14209 NELL DR	ISLE OF PINES FIFTH ADD	3	2	2,271	N	$325,000
SLD	14703 HENSON RD	ISLE OF PINES THIRD ADD	4	3	2,097	N	$395,000
SLD	13005 LAKE MARY JANE RD	ISLE OF PINES	2	1	1,600	N	$200,000
SLD	14126 WINTERSET DR	ISLE OF PINES FIFTH ADD	3	2	1,960	Y	$340,000
SLD	14410 ROXANE DR	ISLE OF PINES SIXTH ADD	3	2	1,958	Y	$370,000
SLD	14631 CAPRI RD	ISLE OF PINES SECOND ADD	4	2.5	2,208	N	$340,000
	VACANT LAND		LOT DIM		LOT SQ FT		
ACT	BRAY RD	ISLE OF PINES THIRD ADD	108X135		14,579		$98,000
ACT	13017 FERNWAY RD	ISLE OF PINES FIRST ADD	137X110		15,098		$88,900
ACT	13134 LAKE MARY JANE RD	ISLE OF PINES	1577X60X1575X60		94,532		$349,500
ACT	13128 LAKE MARY JANE RD	ISLE OF PINES	1578X60X1577X60		94,630		$349,500
ACT	HENSON RD	ISLE OF PINES THIRDADD	108X135		14,709		$88,500
SLD	13009 FERNWAY RD	ISLE OF PINES FIRST ADD	110X136X137X110		15,650		$84,000
SLD	13403 LAKE MARY JANE RD	ISLE OF PINES THIRD ADD	177X101X108X130		15,650		$88,000
SLD	14027 MARINE DR	ISLE OF PINES SIXTH ADD	108X130		14,578		$88,000

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