



# ISLE OF PINES

Property Owners Association

November & December 2021

## CHRISTMAS PARTY

DECEMBER 12TH 5-9PM

### Dinner

*Turkey, Green Beans, and Mashed Potatoes will be served.  
Please Bring Your Favorite Side Dish or Dessert to Share!*

### Santa

*Santa will arrive around 6pm! If you would like Santa to bring your child a gift, please drop off a small, light, wrapped gift at the Aikin's residence 14432 Conifer Dr. Please drop off no later than noon Dec. 12th. Please NO tags, please write with sharpie on the gift and make sure all gift bags are sealed. Any question regarding gifts please call 407-383-8091*

### White Elephant Gift Exchange

*Any adults who want to participate may bring a \$10 wrapped gift to exchange*

*This is a MEMBERS ONLY event. Please contact a board member if interested in becoming a member.*

 Back to the Table with Jane

pampered<sup>ch</sup>ef

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Mortgage Loan Originator  
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# IOPPOA President's Message

Hello IOP Residents,

I hope that everyone had a great Halloween and will have a great Thanksgiving this year. Please mark your calendars for our Christmas Event happening on December 12th starting at 5PM. We will be deep frying a bunch of turkeys and serving buckets of mashed potatoes and buttered green beans. Members are asked to bring a side dish or dessert. I talked to Santa and he will be coming down for the food, and to hand out presents to the kids of the IOP....but mostly for the amazing food 😊 We are also having a boat parade on 12/10 (Friday night) starting at 7pm. Talk to your neighbors and join by boat or observe from a dock on LMJ and be a part of the annual event. More information on the Christmas dinner and boat parade will be located in this newsletter and on the community Facebook page. If you're new to the neighborhood or not a member, it's not too late to join. Reach out to the board members inside the cover of the newsletter for information.

Changing gears a little. I want to inform everyone that I am stepping down from my position as President. It's been an honor working with all of the board members and meeting all the great neighbors and friends in the IOP. We as a team have made big accomplishments to the betterment of the park and there are still more hurdles to knock down with a little sweat and determination. I will remain active and supportive in the park improvements and events for many years to come. Al Eastburn will be moving up for his Vice President position to become your new President for the remainder of the year and I will be assisting him during the transition. Dominique has moved up from being a board member into the role as Vice President. Please show your support for Al and Dominique in their new roles and let's all keep the Isles of Pines a great place to live and play.



Jesse Dance  
Outgoing IOPPOA President

Thanks,  
Jes



Al Eastburn  
Incoming IOPPOA President

Hello Everyone,

As Jesse stated I am taking over as President as Jesse can no longer be president. I would like to thank him for being president and the accomplishments while being such.

On another note I want to wish everyone a Happy Thanksgiving and would to wish everyone a Merry Christmas. Also just a heads up that come January will be our annual membership drive which details will be in the January newsletter. Also that is when ballots will be out for the 2022 IOPPOA Board. We meet the first Tuesday of each month and the meeting normally lasts about an hour.

Thanks everyone for making the IOP a wonderful place to live and to raise families

Thanks,  
Al

# October 2021 IOPPOA Board Meeting Minutes

**Board Members in Attendance:** Jesse Dance, Al Eastburn, Ed Moon, Suzanne Arnold, Shawn Kraznik, Billy Akos, Thomas Kisner, Rick Smallish, Justin Mack, Dominique Lombardo, Ryan Premier(Alt)

**Absent:** Glenn Cuddihy, Edgar Rodriguez, Buck Leahy, Nikki Rock, Rob Hoppenfeld, Patrick Fore, Daniel Hart (Alt)

**Guests:** Nicole & Keb Bazinet, Jason Hilley

## Old Business:

- Start time: 7:05 pm.
- Board accepted September treasure's report. No one opposed. Motion Passed.
- Board accepted the September minutes. No one opposed. Motion Passed.
- Rick is looking into 1 more quotes for the dock ramp repair. We are coming up with some ideas on how to raise money to cover the expenses as we request other quotes.
- The board has review an initial set of guidelines for newsletter advertisements. There is a little more work to be completed before board will approve.
- We have received a quote for D&O liability insurance. We are now waiting on the invoice to purchase the insurance. The board has previously approved purchasing the insurance.

## New business:

- Playground replacement clamps and brackets are in hand. The Board has assessed the playground condition. Jesse will request an updated quote. Rick and TK will acquired materials to make minor repairs.
- The pavilion stage is broken and will be fixed this month voluntarily by John Worcester. Jesse will remind John.
- Glen Cuddihy and the scouts will have a campout in the park on 10/15-10/17. They have been tasked with raking the playground and beach sand, sand and seal half of the park benches, pick up any trash in the park, clean out the flower bed at the front gate, and clear the pathway from Nell to the side entrance of the park.
- Nicole Bazinet and Jason Hilley were voted in as new board members by the board.
- Nicole Bazinet has volunteered to be the new IOP Secretary.
- Suzanne proposed a ¼ page ad in the newsletter for Student Tutoring Students . A motion and a second was made to accept. No one opposed. Motion Passed.
- A motion and second was made to end the meeting at 7:45. No one opposed.

ISLE OF PINES PROPERTY OWNERS ASSOCIATION BOARD MEMBERS			
<b>President</b>	Al Eastburn	407-325-2479	aheast4748@aol.com
<b>Vice Pres.</b>	Domenique G. Lombardo	407-474-7000	domeniquerealtor@gmail.com
<b>Treasurer</b>	Ed Moon	321-228-3116	ed@turbomoon.com
<b>Secretary</b>	Nickie Bazinet		nickiebaz@aol.com
	Nikki Rock	407-383-5611	rockmom3@yahoo.com
	Billy Akos		billya1991@yahoo.com
	Suzanne Arnold	407-281-0901	suzarnold@mindspring.com
	Patrick Fore		patrickfore@hotmail.com
	Jason Hilley		hilley01@gmail.com
	Robert Hoppenfeld		isleofpines_org@fx-1.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
	Rick Smallish		ricksmallish@gmail.com



# November 2021 IOPPOA Board Meeting Minutes

**Board Members in Attendance:** Al Eastburn, Ed Moon, Nicole Bazinet, Suzanne Arnold, Jason Hilley, Nikki Rock, Thomas Kisner, Buck Leahy, Shawn Krzanik, Robert Hoppenfeld, Billy Akos, Rick Smallish, Dominique Lombardo, Daniel Hart (Alternative), Ryan Premier (Alternative)

**Absent:** Patrick Fore, Justin Mack, Glen Cuddihy (Alternate)

**Guests:** Jesse Dance, Shane Rolquin, Glen & Jane Miller, Donna Caldwell

## Old Business:

- Jesse Dance stepped down as president effective immediately. They sold their lot in the IOP. He was thanked by many for his contributions.
- Al Eastburn is now president.
- Vice President Dominique Lombardo was nominated by Thomas King, second by Nicole Bazinet with all in favor.
- Shawn presented information on the bags needed for the boat ramp repairs, a total of around \$250. Shawn offered to make the purchase of approximately \$250 and will be reimbursed. Second by Buck with all in favor
- Newsletter advertising rules were tabled until next month. Al will resend an email with the details to the board for review
- Cornhole event/suggestion tabled until next month.
- Jesse mentioned one bolt on the swing is missing. The swing will be removed until it can be repaired or replaced.
- Robyn McAdams suggested the restroom floors need to be repainted. Harold was going to offer an estimate, however, one has not been received.
- Private Parties – The trash bags used need to be the correct size. People have been using bags that are too small leaving trash behind in the trashcans. Shawn made a suggestion to offer 2 bags with the private party sign when picked up. Shawn offered to buy the bags and be reimbursed. Daniel made the motion to approve. It was seconded with all in favor
- Daniel Hart will be hosting the IOP Christmas Party. He is working on the Santa delivery. Presents will need to be dropped off at Sally and Dana's house as in years past. Publix may experience a shortage of turkeys. Daniel is in contact with our local Publix to stay informed as we get closer to the party date. Food will be potluck with green beans, turkey and mashed potatoes cooked by residents and provided by the IOP.
- Halloween on hold for totals

## New business:

- A car show, golf cart and motorcycle parade, and coffee in the park will be hosted by the IOP Faith & Fellowship group on December 4th from 9AM-11AM. It was suggested by Glenn on behalf of the fellowship. Motion made by Nikki Rock. 2nd by Billy Akos with all in favor. Comment was made regarding free ad space in the newsletter. In order to separate event from an IOP sponsored or approved event, ad will not be given free ad space in the IOP Newsletter. All agreed. There was a little talk about what events would be approved for a free advertisement in the newsletter. Something that is open to and a possible benefit to all. Suzanne mentioned a tutoring program. Everyone agreed that program should be advertised for free in the newsletter.

## UPCOMING EVENTS

First Friday	12/3 6-10PM	Board Meeting	12/7 7PM
Bass Tournament	12/5	Holiday Boat Parade	12/10 7PM
		Holiday Party	12/12 5-9PM

For more information on reserving the pavilion for private events, and to view upcoming private and IOP events, please visit [www.isleofpines.org](http://www.isleofpines.org)



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*plus Bikes*  
**DECEMBER 4, 2021**  
9:00 AM – 11:00 AM  
For More Information and  
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**SPONSORED BY IOP FAITH & FELLOWSHIP**

LIMITED SPACE: ALL CARS AND BIKES MUST BE PRE-REGISTERED.  
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**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

## IOP Membership Drive & Chili Cook-off!

January 2022 - Details in  
next Newsletter!

**I.O.P.  
Faith &  
Fellowship**

Please join the I.O.P. Faith & Fellowship group for prayer and fellowship on the first Thursday of each month at 6:30 pm at the park. Also, feel free to join our Facebook group for prayer requests and other info. Gatherings are open to Non-Members





We would like to thank all who donated raffle items and purchased tickets to support this year's Halloween Party:

**Keb Bazinet, GoStoring  
Orlando Special Effects  
Sunshine Photographics  
Wreaths by Donna Garcia  
Nicole Bazinet, Core Financial  
Daniel Hart, Hero's Real Estate  
Denise Cameron, Blush Hair Lounge  
Dominique Lombardo, Royal Real Estate!**

**Thank  
you!**







# Happy Birthday!



Luke Priemer - December 20th



Stacie McMillen - December 26th



Kelsey Mack- October 8th



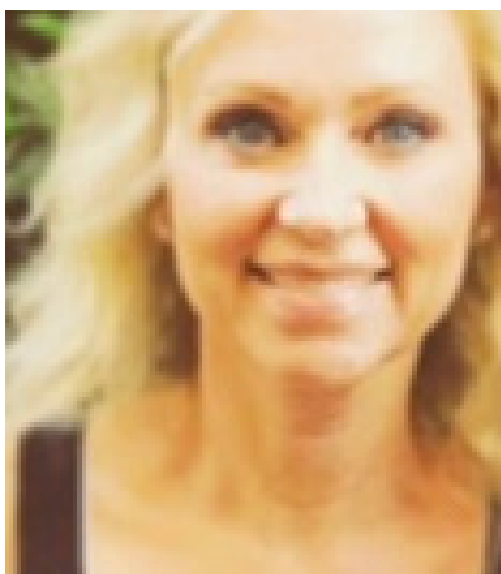
Donna Caldwell- November 21st



Katie Mack - November 22nd



Janet Herrera - January 27th



Melissa Begnaud - Happy 50th Birthday!



Lindsey Fore - December 7th



Madeline Escobar - December 20th  
Jeremy Fertig - December 10th

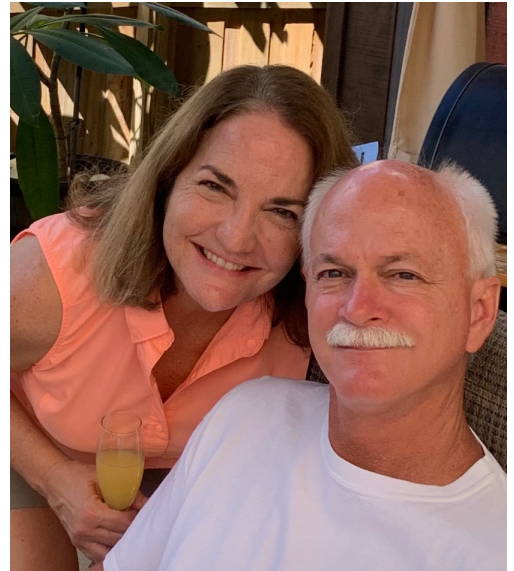




**Frank & Debbie Meyer - December 21st**



**Happy Anniversary!  
Kerry & Josh - December 7th**



**Happy Anniversary!  
Jennifer & Roger Beckner- November 12th**



**Happy Birthday to the Harts!**  
Jenny - December 17th      Daniel - January 10th  
Jackson - January 30th      Josh - January 27th



**Rylan Munson - December 22nd & Nikki Rock - December 31st**



**Happy Anniversary my love  
Melina & David -November 24**



**Roger Beckner - November 24th**



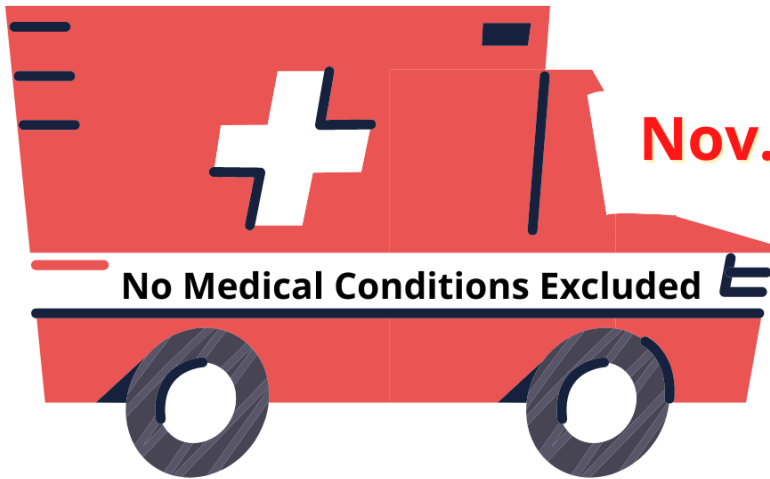
**Happy Anniversary!  
Brian & Jackie - November 23rd**



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