



# ISLE OF PINES

Property Owners Association  
November & December 2022



## CHRISTMAS PARTY

DECEMBER 11TH 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. 11th. 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.*

# IOPPOA President's Message

Hello IOP Residents,

I hope everyone had a wonderful Thanksgiving with your loved ones!

Thankful that Hurricane Season is officially over. So grateful to our community for pulling together and supporting each other.

Also, a big thank you to the Boy Scouts for the clean-up of the park dock and pavilion. Please mark your calendars for upcoming December events. Our Christmas Party is planned for Sunday, December 11th from 5:00pm – 9:00pm. Fried turkey, green beans and mashed potatoes will be served. Members are asked to bring a side dish or dessert.

The Christmas Boat Parade is Friday, December 16th – lineup will start at 6:30pm at the South side of the lake. You are invited to join, or you can view the parade from the park dock. Additional details on both events will be provided on the IOP Facebook page. Hope to see everyone out during the holiday festivities.

Stay Safe,  
Rick Smallish  
IOPPOA President

ISLE OF PINES PROPERTY OWNERS ASSOCIATION BOARD MEMBERS			
<b>President</b>	Rick Smallish		ricksmallish@gmail.com
<b>Vice Pres.</b>	Al Eastburn	407-325-2479	aheast4748@aol.com
<b>Treasurer</b>	Justin Mack	407-413-2979	justinmack@gmail.com
<b>Secretary</b>	Edgar Rodriguez		edgar@mydreamhomeinorlando.com
<b>Members:</b>	Nikki Rock	407-383-5611	rockmom3@yahoo.com
	Billy Akos		billya1991@yahoo.com
	Suzanne Arnold	407-281-0901	suzarnold@mindspring.com
	Nickie Bazinet		nickiebaz@aol.com
	Daniel Hart		realtordanielhart@gmail.com
	Jason Hilley		hilley01@gmail.com
	Robert Hoppenfeld (Alt)		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
	Domenique G. Lombardo	407-474-7000	domeniquerealtor@gmail.com
	Ed Moon (Alt)	321-228-3116	ed@turbomoon.com
	Ryan Premier		

# October 2022 IOPPOA Board Meeting Minutes

No Meeting was held in October due to hurricane & park closure.

*The annual IOP Boat Parade is  
Friday, December 16, 2022!*

Line up is on the south side of the lake at 6:30pm. At 7pm, the parade will motor from the south side, past the park, and on through "Patriot's Corner."  
All types of watercraft are welcome!



## UPCOMING EVENTS

IOP Board Meeting	12/06	7PM	Christmas Party	12/11
Chili Cook-off	TBD			

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)

# November 2022 IOPPOA Board Meeting Minutes

**Board Members in Attendance:** Billy Akos, Al Eastburn, Domenique Lombardo, Shawn Kraznik, Buck Leahy, Ryan Premier, Suzanne Arnold, Rick Smallish, Thomas Kisner, Jason Hilley, Daniel Hart, and Dave McAlevy

**Absent:** Nickie Bazinet, Justin Mack, Ed Moon, Edgar Rodriguez, Nikki Rock and Robert Hoppenfeld

- Rick Smallish - Motion to start the meeting 7:09 and seconded.
- Treasure's Report is coming. Report is going to be emailed.
- We received two new membership applications.

## Old Business:

- All delayed due to Ian Hurricane.
- Boy Scouts will help add a Kayak rack.
- Billy and Al will help obtaining the materials.
- Boy Scouts will clean up, pressure wash, rake sand for the second kayak rack.
- Daniel Hart will allow Boy Scouts to use his small electric power washer.
- Will ask Jesse Dance if they can use his power washer.
- Rick Smallish to get one truck load of sand.
- Buck Leahy with a motion to request \$3,000 for three truckloads of sand. Shawn seconded. All approved.
- Daniel Hart is checking on insurance and looking into options for seawall.
- Halloween event canceled but a Trunk or Treat hosted with Low turnout.
- \$110 spent on candy plus three \$25 gift cards. Only one card used and two saved for other events.
- We need to order more lights for the boat dock (with plastic caps).
- Al Eastburn with a motion for \$1,000 budget for lights and caps, seconded by Daniel. All in favor
- Boat parade will be on December 16th from 6:30 to 7:00 pm, led by Dominique and Rick.
- ½-page ad will be advertised in the newsletter.
- Meeting ended at 7:34 pm.

## IOP Membership Drive & Chili Cook-off!

January 2023 - Details in  
next Newsletter!



# Happy Birthday



Nikki Rock Dec 31 & Rylan Munson Dec 22



Al Eastburn - December 20th



Debbie Dowling Dec. 1st & Alyssa Dowling Dec. 5th



Derek Smith - December 8th



Lindsey Fore - December 7th

# Congratulations

Josh & Kerry Shroyer  
3rd Wedding Anniversary  
December 7th







## CORE HOME LOANS

NMLS# 2002703

NICOLE BAZINET

NMLS# 2075836

I WANT TO BE YOUR GO-TO FOR ALL YOUR MORTGAGE NEEDS

WE SPECIALIZE IN SELF-EMPLOYED BUYERS!  
USE BANK STATEMENTS FOR INCOME

CONVENTIONAL, VA, FHA

WE WRITE THEM ALL

CALL ME TODAY

321-436-2722

# 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



## 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



Paid advertisements are neither endorsed nor recommended by the Isle of Pines Property Owners Association, its Board of Directors, or volunteers. Please contact newsletter editor at [isleofpinesnewsletter@gmail.com](mailto:isleofpinesnewsletter@gmail.com) for more information.



# LMJ PRESSURE WASHING

LOCALLY OWNED

HOUSE WASHING  
CONCRETE CLEANING  
PATIO & POOL DECK  
CLEANING  
FENCE WASHING  
AND MORE

FREE ESTIMATES  
TEL. (407) 335-8450



Isle of Pines Resident  
Licensed & Insured

Call or Text Matt  
321-278-2448

## BILL JENKINS DOUBLE DISCOUNT PLUMBING

Commercial Residential

Office 407-282-6056  
Cell 321-303-8273

Orlandoplumbing@aol.com

CFC037137

Isle Of Pines Resident



Luis A. Velez Cruz  
Master Electrician

Residential  
Commercial  
Industrial Service

24electricservice@gmail.com  
www.24electricservice.com

NEED TO GET SOMETHING NOTARIZED?

CALL YOUR NEIGHBOR AT  
REASONABLE RATES

EITHER COME TO MY HOUSE  
OR I CAN COME TO YOU

SERVICING ALL MOSS PARK COMMUNITIES

PLEASE CALL  
407-325-2479

## Stump Grinding by Gary Isle of Pines Resident



Call for a Quote

Gary Fishman

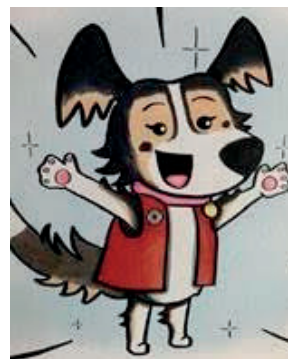
407-342-9146

## Advertise With Us!

1/8<sup>th</sup> Page \$7.50    1/2 Page \$30

1/4<sup>th</sup> Page \$15    Full Page \$60

Please email:  
IsleOfPinesNewsletter@gmail.com  
For more information



Lacey, The Therapy Dog  
A Book Series for Children  
Ages 3 - 8

Proud Donor/Sponsor of the  
IOP Little Free Library  
Please visit our website  
www.laceysadventures.com



I LIVE HERE! I PLAY HERE! I SELL HOMES HERE!



ROYALTY REAL ESTATE BOUTIQUE



VETERAN  
REAL ESTATE

PUBLIC SERVANT  
REBATES

34 YEARS EXPERIENCE HANDLING COMPLEX NEGOTIATIONS THAT WIN MY SELLERS TOP DOLLAR AND SECURE THE BEST TERMS & PRICE FOR MY BUYERS PURCHASING THEIR DREAM HOME.

MENTION THIS AD PRIOR TO LISTING AND

I WILL MEET OR BEAT ANY OTHER AGENT OFFERS!



13858 MARINE DR  
LAKE MARY JANE  
PENDING  
\$1,599,900



14032 LAMONT DR  
ISLE OF PINES  
SOLD  
\$150,000



13919 MARINE DRIVE  
ISLE OF PINES  
SOLD  
\$449,900



14320 LAKE MARY JANE RD  
LAKE MARY JANE  
LISTED & SOLD  
\$1,328,000



OCEANFRONT CONDO

4700 OCEAN BEACH BLVD  
COCOA BEACH  
ACTIVE LISTING  
\$479,000



6723 NOVA ROAD  
ST CLOUD  
SOLD  
\$249,900

*Domenique makes it happen!*



OFFERING LAKEFRONT SHOWINGS BY BOAT.



f @ ROYALTYREB.COM

407.474.7000

DOMENIQUE G. LOMBARDO  
BROKER/OWNER/REALTOR®  
34 YEARS EXPERIENCE

Paid advertisements are neither endorsed nor recommended by the Isle of Pines Property Owners Association, its Board of Directors, or volunteers. Please contact newsletter editor at [isleofpinesnewsletter@gmail.com](mailto:isleofpinesnewsletter@gmail.com) for more information.