



ISLE OF PINES

Property Owners Association

January 2023



CHILI COOK-OFF

SATURDAY 01.28.2023. 4-8:00PM

BRING THE HEAT!

Hot Prizes for the best chili!

1st Place \$100 🌶️ 2nd Place \$50 🌶️ 3rd Place \$25



Come sign up or renew your IOPPOA membership at a DISCOUNT and vote for your favorite chili! Bring you best chili recipe for a chance to win CASH

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

CHILI TASTING, TOPPINGS, HOT DOGS & DRINKS are FREE WITH YOUR MEMBERSHIP SIGN UP OR RENEWAL

Admission required for non-members: \$5 adults and \$3 children 5+
Please be mindful that this is a tasting event & be sure to leave plenty for others to taste

BRING CASH FOR 50/50 RAFFLE

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



IOPPOA President's Message

Hi Everyone,

Happy New Year! I hope everyone had a wonderful holiday season!

A big thank you to everyone who helped us to have another fun Christmas Party. Our annual Chili Cook-off Membership Drive is on January 28th, 4pm -8pm. There will be a discount if membership is renewed at that time or prior to the 28th.

Also, if you have an interest in becoming a board member or would like information about bids, information will be shared at this event. Bids will be open for bathroom maintenance, lawn care, newsletter editor/delivery, and website maintenance. Information regarding bid submittal can be found on the IOP website, or ask a board member for details.

I look forward to another great year in our amazing community!

Warm Regards,
Rick Smallish
IOPPOA President

| ISLE OF PINES PROPERTY OWNERS ASSOCIATION BOARD MEMBERS | | | |
|---|-------------------------|--------------|--------------------------------|
| President | Rick Smallish | | ricksmallish@gmail.com |
| Vice Pres. | Al Eastburn | 407-325-2479 | ahead4748@aol.com |
| Treasurer | Justin Mack | 407-413-2979 | justinmack@gmail.com |
| Secretary | Edgar Rodriguez | | edgar@mydreamhomeinorlando.com |
| Members: | 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 |
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| | 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 | | |

December 2022 IOPPOA Board Meeting Minutes

Board Members in Attendance: Billy Akos, Al Eastburn, Shawn Kraznik, Buck Leahy, Suzanne Arnold, Rick Smallish, Thomas Kisner, Edgar Rodriguez, Dave McAlevy.

Absent: Nickie Bazinet, Dominique Lombardo, Ed Moon, Ryan Priemer, Nikki Rock, Jason Hilley, Daniel Hart, and Robert Hoppenfeld.

- Rick Smallish - Motion to start the meeting 7:05 by TK and seconded.
- Motion to accept November meeting minutes by Buck Leahy seconded.
- Motion to accept the Treasures report by Edgar R seconded by Dave McAlevy.

Old Business:

- Playground to be fixed. Still waiting on parts so they can be installed.
- Reminder to send pictures of any IOP event to Claire so they can be added to the newsletter. Her email is claire.b.woodruff@gmail.com.
- We are still looking at adding more kayak spaces to the rack and will be discussing it in January.
- Christmas party planning were discussed and follow up email will be sent to members for opportunities to volunteer.
- Scouts volunteered and worked on cleaning the park, the pier and did some pressure washing.
- Worn dock boards have been replaced.
- The November garage sale did not have a great turnout. However, we will do it again next year.
- Marshy areas of the boat trailer parking are drying up, barriers will be moved accordingly.
- Replacement of the damaged lights on the dock was approved last month. Lights will be ordered.

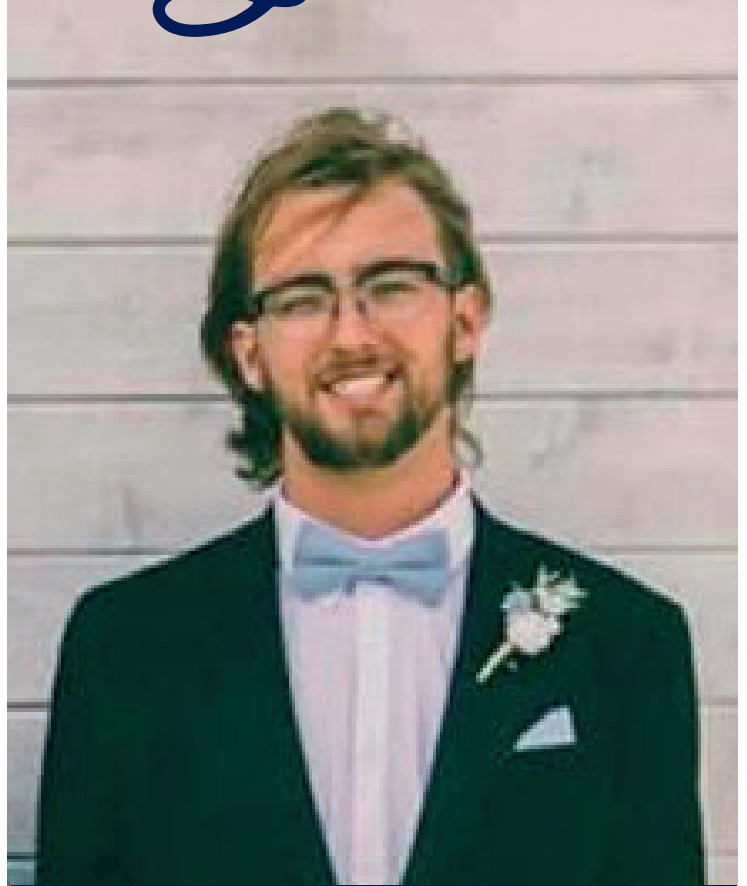
New Business:

- Membership drive scheduled for Saturday January 14th. Traditional chili cook off and raffle. Need a volunteer to organize this event.
- Motion to approve a free membership for Travis (a non-board member, who does all the POA welding, and volunteers anytime asked) was accepted by Suzanne Arnold and seconded by Buck Leahy.
- Shawn Kraznik is planning to move out of the community, this will open up a seat on the board. If anyone knows someone interested, please let a board member know. If not the position will be announced at the membership drive.
- The sea wall needs replaced. The beach sand, recently replaced and it needs addressed before the new sand washes out. Coordinating a way to pair it, a quote and timeline over the next month. To be revisited next month.
- Last month new sand for the park and beach approved. Sand has arrived but we need volunteers to spread the sand. Find people and try to get it done before the Christmas party.
- The broken ceiling fan has been repair, thank you Billy. The lights in the pavilion are dim and it was suggested to switch the bulbs to LED lights with timers. Billy Akos will get a quote.
- Membership prices for 2023 to be announce in the next Newsletter.
- Meeting was adjourned at 7:41 pm

Happy Birthday



Jackie Eastburn February 17th & Al Eastburn February 4th



Trace Bazinet - January 24th



Jeff Dowling - February 6th



Janet Herrera - January 27th



Christie Priemer January 3rd



Sally Aikin - January 19th

UPCOMING EVENTS

IOP Board Meeting

02/07 7PM

Chili Cook-off

01/28 4-8PM

For more information on reserving the pavilion for private events, and to view upcoming private and IOP events, please visit www.isleofpines.org

**HAPPY
ANNIVERSARY**



Debbie and Jeff Dowling
January 23rd



Harold Cornell & Robin McAdam
31st Wedding Anniversary
February 7th

IOP Christmas Party & Parade





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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



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Our Neighborhood's 2022 Sales Report

| STATUS | ADDRESS | DAYS ON MARKET | BEDS | BATHS | SQ FT | POOL | PRICE |
|---------|---------------------------|----------------|------|-------|-------|------------|-------------|
| Active | 14324 Roxane Drive | 166 | 4 | 3 | 2,321 | N | \$699,000 |
| Active | 13203 Lacebark Pine Road | 74 | 5 | 4 | 4,145 | Y | \$1,320,000 |
| Active | 13143 Devonshire Road | 4 | 3 | 2 | 1,280 | Y | \$389,900 |
| Active | 13857 Marine Drive | 71 | 4 | 4 | 3,027 | N | \$899,900 |
| Active | 14537 Bray Road | 12 | 4 | 3 | 2,412 | N | \$658,000 |
| Active | 13305 Lacebark Pine Road | 106 | 5 | 4 | 3,038 | N | \$1,299,000 |
| Active | 14728 Henson Road | 13 | 6 | 3 | 4,005 | Y | \$625,000 |
| Pending | 14543 Bray Road | 25 | 4 | 3 | 2,412 | N | \$680,000 |
| Pending | 13010 Fernway Road | 67 | 4 | 4 | 3,535 | N | \$799,900 |
| Sold | 14727 Henson Road | 67 | 3 | 2 | 1,641 | N | \$338,000 |
| Sold | 14428 Pinecone Road | 4 | 3 | 2 | 1,968 | N | \$405,000 |
| Sold | 14629 Bayonne Road | 3 | 3 | 2 | 1,930 | Y | \$440,000 |
| Sold | 14630 Bayonne Road | 5 | 3 | 3 | 2,490 | N | \$550,000 |
| Sold | 14424 Conifer Drive | 0 | 3 | 2 | 1,914 | Y | \$399,000 |
| Sold | 14128 Nell Drive | 0 | 3 | 2 | 1,704 | Y | \$475,000 |
| Sold | 13858 Marine Drive | 12 | 5 | 6 | 4,989 | Y | \$1,450,000 |
| Sold | 14032 Lamont Drive | 0 | 2 | 1 | 728 | N | \$150,000 |
| Sold | 13919 Marine Drive | 8 | 4 | 3 | 1,807 | N | \$435,000 |
| Sold | 14712 Henson Road | 3 | 2 | 2 | 1,280 | N | \$320,000 |
| Sold | 14524 Henson Road | 17 | 4 | 3 | 2,000 | N | \$560,000 |
| Sold | 14123 Nell Drive | 20 | 5 | 4 | 2,868 | Y | \$1,210,000 |
| Sold | 14513 Scotch Pine Court | 6 | 3 | 3 | 2,461 | Y | \$900,000 |
| Sold | 14202 Nell Drive | 33 | 3 | 2 | 1,980 | N | \$420,000 |
| Sold | 14407 Sheba Road | 0 | 2 | 2 | 1,175 | N | \$305,000 |
| Sold | 14027 Marine Drive | 0 | 4 | 3 | 2,578 | Y | \$477,000 |
| Sold | 14058 Marine Drive | 0 | 3 | 2 | 1,716 | N | \$335,000 |
| STATUS | ADDRESS | PROPERTY TYPE | BEDS | BATHS | SQ FT | LOT SIZE | PRICE |
| Active | 13227 Lacebark Pine Road | Vacant Land | - | - | - | 5.15 acres | \$398,500 |
| Active | 14504 Roxane Drive | Vacant Land | - | - | - | 5.00 acres | \$650,000 |
| Active | 13113 Lacebark Pine Drive | Vacant Land | - | - | - | 5.10 acres | \$550,000 |
| Sold | 14504 Roxane Drive | Vacant Land | - | - | - | 5.00 acres | \$599,000 |
| Active | 14131 Nell Drive | Vacant Land | - | - | - | 0.80 acres | \$750,000 |

**Information provided by the Orlando Realtor Association. Information content from public records or MLS as of 11/29/2022.

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