



ISLE OF PINES

Property Owners Association
December 2023-January 2024

SATURDAY January 20th

CHILI

COOK-OFF

and

MEMBERSHIP

DRIVE

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

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

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 its level of spice. Please **DO NOT** include your name



Evening event begins at 4 PM with membership drive open from 4-7 PM. 50-50 RAFFLE at the end of the evening.

Admission required for non-members: \$5 adults and \$3 children 5+
Please be mindful that this is a tasting event and be sure to leave plenty for others as you sample the chili recipes.

Why should I Join the Isle of Pines Property Owner's Association (IOPPOA):



Accessing the South Beach and its fun facilities —Children's Playground, Basketball Court, Picnic Pavilion, Sunset Deck and private, refurbished Boat Ramp

Accessing Lake Mary Jane with its peaceful waters, hidden coves and Grassy Island sand bar, plus kayak and paddle board storage



Attending association-hosted community functions— 4th of July Celebration and Fireworks Display, Halloween, Christmas, Chili Cook-off, Easter Egg Hunt, Father's Day Fishing Tournament and Fish Fry

Gathering place for meeting IOP neighbors and continuing sense of community; Networking with others who provide professional services and neighbor-to-neighbor helpfulness



Enriching property values with awareness and activism, Staying informed with the Community Newsletter, the IOPPOA Facebook and Website pages



Raising kids in a great neighborhood



Isle of Pines Property Owners Association (IOPPOA) Membership Rules:

Membership in the Association:

Membership shall be of two types: Property Owners and Associate Membership.

Property Owners: Property owners and their immediate families in the area herein above set forth shall be eligible for Property Owner Membership in this Association. Property Owner Membership in this Association confers only one vote regardless of how many lots owned.

Associate Membership: An Associate Membership shall have no voting privileges or hold elective office. Associate membership shall be of two types—Renters/leasers and Lake and Pine Estates Subdivision homeowners.

Renters/Leasers: People renting or leasing a residence or a party thereof and their immediate families in the said area shall be eligible for Associate Membership in this Association. Renter/Leasehold membership confers no voting privileges except by written proxy of property owner member.

Lake and Pine Estates Subdivision: The 50 existing home sites of the Lake and Pines Estates subdivision, as of the date of these Bylaws, shall only be eligible for Associate Membership.

How to Pay IOPPOA Dues:

- 2024 membership rates: **\$150 household membership** (rates increase to **\$175** after January 20th). **\$90 for households with someone over 65 years old** (rates increase to **\$110** after January 20th). Keys for the South Beach locks are distributed after memberships are confirmed—one key provided with membership, *\$5 charge for an additional key.

- Memberships run Jan. 1st to December 31st. Cash or checks made out to IOPPOA **are accepted at the Chili Cook-off and Membership Drive evening** or dues can be prepaid **via PayPal** (information is on the IOPPOA website:

<https://isleofpines.org/>) **OR by scanning the QR code** at the bottom of this page.

Note: all rates increase after the night of January 20th, the Chili Cook-off and Membership Drive event night.

- At the Chili Cook-off and Membership Drive most of our memberships dues are collected with a \$5 discount for memberships starting January 1st paid through the Chili Cook-off and Membership Drive event. Keys are distributed at the Chili Cook-off and Membership Drive event. Keys not distributed at the Chili Cook-off and Membership Drive event will be delivered to IOPPOA member's mailboxes within seven (7) days of that event.

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To the right is the QR code directing you to the IOPPOA Facebook page and PayPal instructions for membership.



November 2023 Board Meeting Minutes

Board Members in Attendance: Dominique Lombardo, Rick Smallish, Justin Mack, Edgar Rodriguez, Dave McAlevy, Suzanne Arnold, Al Eastburn, Travis Little, Jason Hilley, Chrissy Brown, Mike Preston, Ryan Premier, Nikki Rock.

Absent: Billy Akos, Daniel Hart, Thomas Kisner, Ed Moon, Shawn Kraznik, Robert Hoppenfeld, Shawn Rolquin.

Guests: Konnie Krislock, Jesse Dance, Mike Land, Rachel McIntee, Michelle Andrews, Justin Andrews, Mathew Shuler and Barbara Darcy.

- Motion to start the meeting 7:12 pm by Dave and seconded by Mike.
- Motion to accept October's Treasure report by Chrissy and seconded by Dave.
- Motion to accept October's Minutes by Dave and seconded by Justin.

Old Business:

- Seawall project it is still on hold until we find out what the county is doing.
- Light caps for the pier have arrived and will be installed this month.
- We are still holding on the steel posts installation.
- Still holding off on the drainage easement issue.
- Pavilion stage ramp has been fixed.
- Halloween event was a success. Thanks to Justin Mack for his coordination effort and has volunteered to do it again next year.

New Business:

- Two fire extinguishers and No smoking signs have been purchased.
- Buoys by the beach area need to be fixed.
- Septic pump has been fixed.
- Next year the north park will be open after brush cleanup is completed.
- Permission was granted to an IOP community member to clean up the front sign by the entrance to IOP.
- One charcoal grill near the pavilion has been removed as it was rusted and falling apart.
- Motion to increase the budget for the upcoming chili cook off to \$550 by Dave and seconded by Mike. Date will be January 20th from 4 to 7 pm.
- Donations for the Christmas fireworks event are really appreciate it. Please contact any member of the board for more information.

Motion to adjourn the meeting at 8:08 pm by Dave and Al.

December 2023 Board Meeting Minutes

Board Members in Attendance: Rick Smallish, Billy Akos, Chrissy Brown, Suzanne Arnold, Jason Hilley, Daniel Hart, Justin Mack, Ryan Premier

Absent: Al Eastburn, Travis Little, Dominique Lombardo, Thomas Kisner, Nikki Rock, Edgar Rodriguez, Dave McAlevy, Mike Preston, Shawn Rolquin, Shawn Krzanik,

Guests: Konnie Krislock, newsletter editor; Claire Hoppenfeld, Barbara Darcy, Jessie Dance

Old Business:

- Meeting called to order at 7:11
- November minutes not available.
- Treasurer's report accepted
- Seawall/pipeline discussion on hold
- Alliance meeting schedule for Jan. 23 at park with article on recent developments in December 2023-January 2024 Newsletter
- Justin Mack reported that the POA insurance policy has been deferred; photos of upgrades have been submitted for proof of compliance
- Christmas party was well attended, hosted by Daniel Hart and committee, and came in under budget
- Chili Cook-off and Membership Drive work assignments will be given out at Jan. 2 board meeting
- Barbara Darcy was designated new board member alternate by Rick Smallish

New Business:

- Approval to charge **all ad vendors** per Dec. 2 invoices
- Park cleanup scheduled for Saturday, Jan. 13 beginning at 9 AM; Chrissy Brown will donate power washing equipment and labor for Pavilion cleanup; other work to be completed includes raking and cleaning playground sand, retrieving debris in the water and cleanup of kitchen and bathroom locations. Contact Justin Mack to help with this project
- Because of increased vandalism in the park, Chrissy Brown, Billy Akos and Jason Hilley will collaborate on security ideas for increased security at the site
- Leaky men's bathroom faucet needs to be fixed; Daniel Hart will investigate
- Ideas for playground location for toys was discussed so people could leave small items at the site to be used by others; Claire Hoppenfeld will research container ideas and report at Jan. 2 meeting.

Next meeting Tuesday, Jan. 2

Motion to adjourn at 8:58

IOPPOA President's Message

Hello everyone,

Hopefully everyone had a great time at the Christmas party! Thank you Daniel Hart and everyone who helped make it a great party, even with the rain. We would not be able to have these parties if it were not for the volunteers. Thank you also to Justin Mack and his neighborhood "team" for the excellent Halloween Party. Both events are featured on photo pages in this newsletter edition.

January 13th will be our yearly park clean up. We were not able to do the park clean up last year due to flooding so we will be asking for volunteers this year. The more that come out the quicker it goes.

January 20th will be our Chili Cook-off and Membership Drive. There will be prizes for the cook-off winners and a 50-50 Raffle so bring some cash. We are looking for volunteers to help with this so if you can help, please reach out to one of our board members.

I want to remind everyone that we will be taking bids for the following work at the park:

Bathroom Cleaning

Lawn Maintenance

Newsletter Editor

Newsletter Prep/Delivery

Webmaster

The bid forms are located under the community stuff tab on our website

www.isleofpines.org/communitystuff

The bids will be due by February 6th, 2024.

I hope everyone has a wonderful Christmas and a Happy New Year!

Thanks,

Rick

ISLE OF PINES PROPERTY OWNERS ASSOCIATION BOARD MEMBERS			
President	Rick Smallish		ricksmallish@gmail.com
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	Buck Leahy	407-963-3241	buckleahy@icloud.com
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	Ed Moon (Alt)	321-228-3116	ed@turbomoon.com
	Ryan Premier		

HALLOWEEN FUN AT THE BEACH





The Question of Sidewalks

In July, residents along LMJ Road were given a letter stating that a sidewalk would be put in and staking would start soon. The planners had no idea about the big drainage project planned in Isle of Pines, so for now this is on hold, but not stopped. Because this involves all communities along Lake Mary Jane Road, and because some view this as a threat to our rural settlement, the Lake Mary Jane Alliance (LMJA) will help take the lead in informing and involving our residents.

Oct 26, 2023 – LMJ initial sidewalk meeting recap

WebEx Meeting put together by Phillip at our County Commissioner's office included about 9 people from Public Works, Roads & Drainage, & Highway Construction. Al Eastburn & Daniel Hart attended as members of both LMJA and IOPPOA.

Who first proposed this and why? Supposedly a request by a citizen in 2006 and again recently by the parks department to have a crosswalk to connect to their parcel across the street. Also, part of Orlando's "Vision Zero" created in 2019 after the Orlando/Kissimmee/Sanford Metro areas were consistently included among the most dangerous for pedestrians, and in 2021 Orlando was listed as the #1 city in the US for pedestrian fatalities.

Was our commissioner advised of this? NO – and no other resident input is considered.

Do you understand that we are a rural settlement – A few knew that we were but did not seem to understand how important it was for us to maintain this status to stop further development near us.

Where is the funding coming from? CIP (Cost Improvement Project) Funding for Vision Zero. They Claimed we were the only neighborhood in District 4 that needed sidewalks. (We don't believe this is correct.)

Which side of the road would this be on? At this point – it is only a spec project mostly on the lake side of the road.

Which side of the drainage ditch? Normally past the drainage ditches – but depends.

Who will pay for fence replacements and tree removals? They will pay to remove, but not pay for any replacements.

What is the average distance of County Right of Way? About 35 ft from the edge of the road, or 50 from the centerline. We have asked for a copy of their map, but they do not have anything since it is not in the design phase.

Do the residents get a say in this? They were very clear that they don't normally get citizens involved, but we told them that we will be asking for input through a survey broken into each community. If the majority of our community does not want sidewalks, the LMJA will oppose this as a rural settlement.

Email SuzArnold@mindspring.com if you want to help the LMJA with this (like help pull statistics or deliver flyers)
Comments will be accepted in the survey that will come out in early February.

Happy

BIRTHDAY

Nikki Rock 12/31

Rylan Munson 12/22





Merry Christmas!

from the IOPPOA



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\$28 ea

Proceeds from the sale are
donated to the IOPPOA.

To purchase, call or text
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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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Daniel Hart
Lic. Real Estate Agent

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Our Neighborhood's 2023 Sales Report

STATUS	ADDRESS	SUBDIVISION	BED	BATH	SQ FT	POOL	PRICE
ACT	13124 FERNWAY RD	ISLE OF PINES	3	2	2,302	NONE	\$499,900
ACT	14711 HENSON RD	ISLE OF PINES	4	3	2,631	NONE	\$720,000
ACT	14518 BRAY RD	ISLE OF PINES	4	3.5	2,631	NONE	\$735,000
ACT	13857 MARINE DR	ISLE OF PINES	5	3	3,027	NONE	\$895,000
ACT	13808 LACEBARK PINE RD	LAKE & PINES ESTATES	3	2	1,973	NONE	\$785,000
ACT	13804 LACEBARK PINE RD	LAKE & PINES ESTATES	3	2	2,731	NONE	\$1,179,000
PND	14621 BRAY RD	ISLE OF PINES	4	3.5	2,657	NONE	\$749,200
SLD	13017 FERNWAY RD	ISLE OF PINES	4	3.5	2,631	NONE	\$710,000
SLD	14414 FRESNO DR	ISLE OF PINES	2	1	1,059	NONE	\$280,000
SLD	14335 FLO RD	ISLE OF PINES	3	2	1,664	NONE	\$300,00
SLD	13143 DEVONSHIRE RD	ISLE OF PINES	3	2	1,280	PRIVATE	\$360,000
SLD	14636 BRAY RD	ISLE OF PINES	3	2	1,405	NONE	\$450,000
SLD	14614 BAYONNE RD	ISLE OF PINES	3	2	2,070	NONE	\$470,000
SLD	14728 HENSON RD	ISLE OF PINES	6	3	4,005	PRIVATE	\$600,000
SLD	14537 BRAY RD	ISLE OF PINES	4	3	2,412	NONE	\$665,000
SLD	13943 MARINE DR	ISLE OF PINES	3	3	1,922	NONE	\$699,000
SLD	13305 LACEBARK PINE RD	LAKE & PINES ESTATES	5	3.5	3,038	NONE	\$750,000
SLD	13332 S LAKE MARY JANE RD	LAKE MARY JANE SHORES	3	3.5	3,039	NONE	\$1,250,000
SLD	12518 S LAKE MARY JANE RD	LAKE MARY JANE SHORES	4	4	4,437	NONE	\$800,000

STATUS	VACANT LAND	SUBDIVISION	ACRES	PRICE
ACT	13648 LACEBARK PINE RD	LAKE & PINES ESTATES	5.51	\$550,000
ACT	13520 LACEBARK PINE RD	LAKE & PINES ESTATES	7.1	\$897,000
ACT	11998 MOSS PARK ROAD	NOT APPLICABLE	36.20	\$4,000,000
ACT	MOSS PARK ROAD	NOT APPLICABLE	61.39	\$8,900,000
SLD	14331 WINTerset DR	ISLE OF PINES	0.33	\$1,300,000
SLD	14116 E LAKE MARY JANE RD	LAKE MARY JANE SHORES	0.48	\$100,000
SLD	12260 S LAKE MARY JANE	LAKE MARY JANE SHORES	0.36	\$40,000

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