



ISLE OF PINES

Property Owners Association
February-March-April 2025



Isle of Pines Easter Party

Saturday, April 19th at 10am

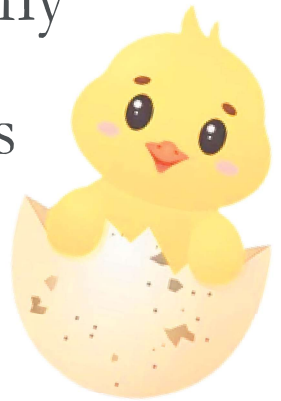
Coffee, Juice, Muffins and Pastries Provided



Photos with the IOP Easter Bunny

Egg Hunts and prizes for all ages

Don't forget your basket



Park Address:
13694 S Lake Mary Jane Road
Orlando, Florida 32832

President's MESSAGE



Hello Everyone,

I hope the kids had an enjoyable Spring Break!!

Now that winter is officially over, there are many fun activities planned at the park for the remainder of the year. Our Easter event will take place on Saturday, April 19th at 10:00am. Big thanks to Nikki Rock for taking the lead once again with organizing this event for our community. You are appreciated. If you are able to assist with the event the day of, please connect with Nikki when you arrive to the park. We are also in the process of organizing a park cleanup. Details regarding this to come in a future newsletter.

As I'm sure you are all aware, property insurance rates are going through the roof. This is also impacting the park. We will be shopping around for a more reasonable insurance option, please let me know if you have any recommendations.

I look forward to seeing folks at the Easter event.

Best, Rick

February Meeting Summary: A new 2025 board was elected. Committees were established for an audit and budgeting for 2025. Bids were received and awarded for the newsletter and park services. We're looking for a volunteer to shop insurance for the community park.

President:

Rick Smallish 321-614-4754

Vice President:

Chrissy Brown – 321-303-5487

Secretary:

Nicole Bazinet 321-436-2722

Treasurer:

Rachel Lafferty – xxx-xxx-xxxx

Alternates:

Suzanne Arnold – 407-281-0901

Sarah Miller xxx-xxx-xxxx

Board Members:

Billy Akos xxx-xxx-xxxx

Justin Andrews xxx-xxx-xxxx

Barbara Darcy -617-721-4997

Al Eastburn – 407-325-2479

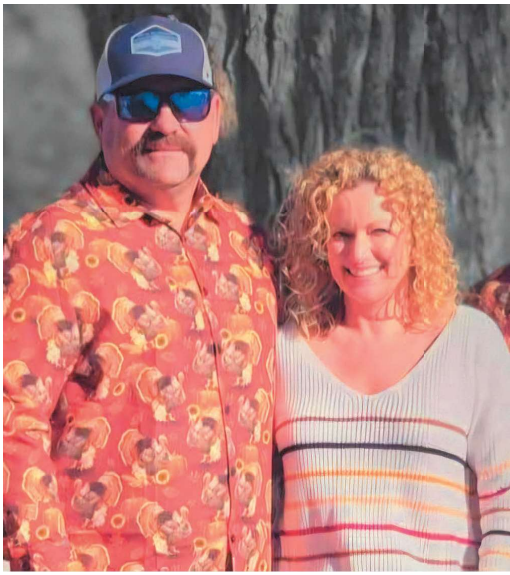
Daniel Hart – 407-247-3894

Jason Hilley – xxx-xxx-xxxx

Domenique Lombardo– 407-474-7000

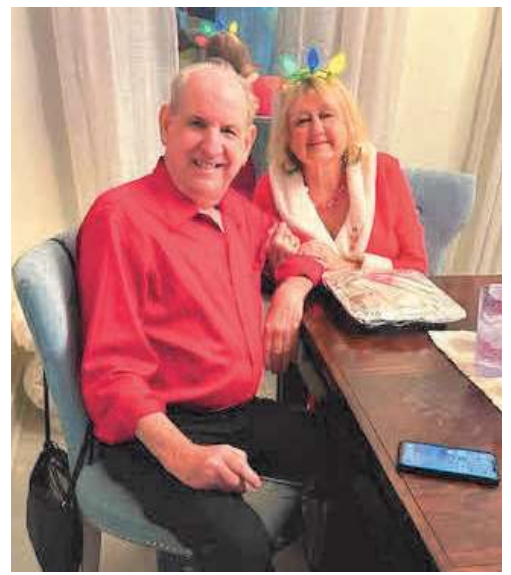
Ryan Priemer – xxx-xxx-xxxx

Nikki Rock – 407-383-5611



March 10th anniversary
Daniel and Jenny Hart

Happy Anniversary!



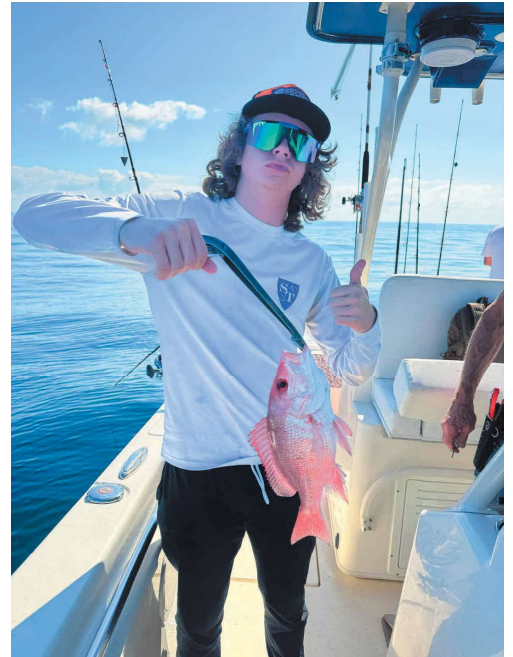
March 5th Anniversary
Debbie and Frank Meyers



March 25th Birthday
Gary Fishman



HAPPY BIRTHDAY
Micah Marquardt, Feb 3.
8 years old
Todd Marquardt Feb 14
Marty Phillips Feb 22
Deb Phillips Feb 27
Merit Marquardt March 5
1 year old



April 25th Birthday
Brian Dowling Jr



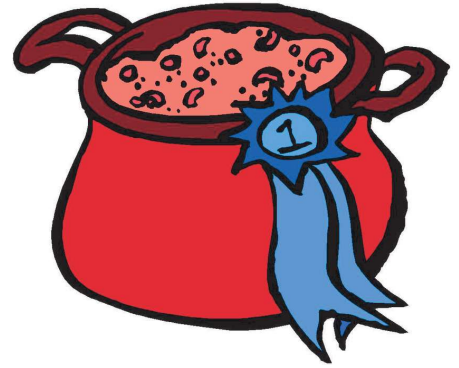
Ella Dowling March 14 2 years old
Everly Dowling March 28 4 years old



Happy 29th Birthday Joe!
Love, Mom and Dad

Join the
CELEBRATION!
Email us at
isleofpinenewsletter@gmail.com

xoxox



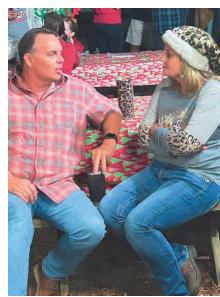
MEMBERSHIP DRIVE

And Chili
Cookoff Night











The Isle of Pines is our home, and it has been for 45 years and counting. There's no place I'd rather live! I was raised in the Isle of Pines on the lake off Marine Drive with my parents and brother David. My wife Jenny and I raised our sons, Jackson and Joshua right here in the IOP.



Duty, Respect, Integrity

With over 25 years of Fire Department service, I carry these characteristics over in my Real Estate endeavors. I'm a second-generation firefighter who was born to serve others. I want to help you sell or buy a home anywhere in Florida.



I have personally given back \$80k to our local Heroes and at least \$30k stayed right here with IOP residents.



Daniel Hart, licensed Real Estate Agent

realtordanielhart@gmail.com

407-247-3894



HURRICANE

ROOFING & CONSTRUCTION

PROTECTING YOU FROM THE STORM

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Isle of Pines Resident
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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



License
#ERI3014629

407-616-2279

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

Residential
Commercial
Industrial Service

**Need to get something
notarized?**

Call your neighbor, Al

Come to my house, or I can come to you
Servicing all Moss Park Communities
Reasonable Rates

Call 407-325-2479



Stump Grinding by Gary
Isle of Pines Resident



Call for a Quote
Gary Fishman
407-342-9146



**BEE
REMOVAL**

Our professional service will humanely trap and remove the bees and relocate them to a suitable apiary.

Contact Andrew Nicholls 407-421-2168

Located at
12421 Lake Mary Jane Road, Orlando, FL 32832

Honey available for purchase
in the honey-hutch at our gate

For All Your Mortgage Needs



Relationships Matter

I'll be holding your hand, taking your calls, & working for **you** from application to closing.

Call or Text
321-436-2722
NMLS 2075836

Nicole@corehomeloans.com

Show your neighborhood pride!

HATS AND DECALS

Richardson brand hat

Grey w/black mesh and black/white patch

\$28 ea



3-in vinyl decal
Weather resistant, semi-permanent

\$3 ea

Proceeds from the sale are donated to the IOPOA.

To purchase, call or text Pia at (917) 609-2931 or email pia@swagspecialties.com

EVERPRO RESTORATION



DEALING WITH LEAKS?

DON'T LET SMALL PROBLEMS TURN INTO COSTLY REPAIRS!

WE SPECIALIZE IN DETECTING AND FIXING LEAKS BEFORE THEY CAUSE MAJOR DAMAGE.

- 1 WATER DAMAGE**
- 2 MOLD REMEDIATION**
- 3 ASSISTANCE WITH INSURANCE CLAIMS**

OUR SERVICES INCLUDE:

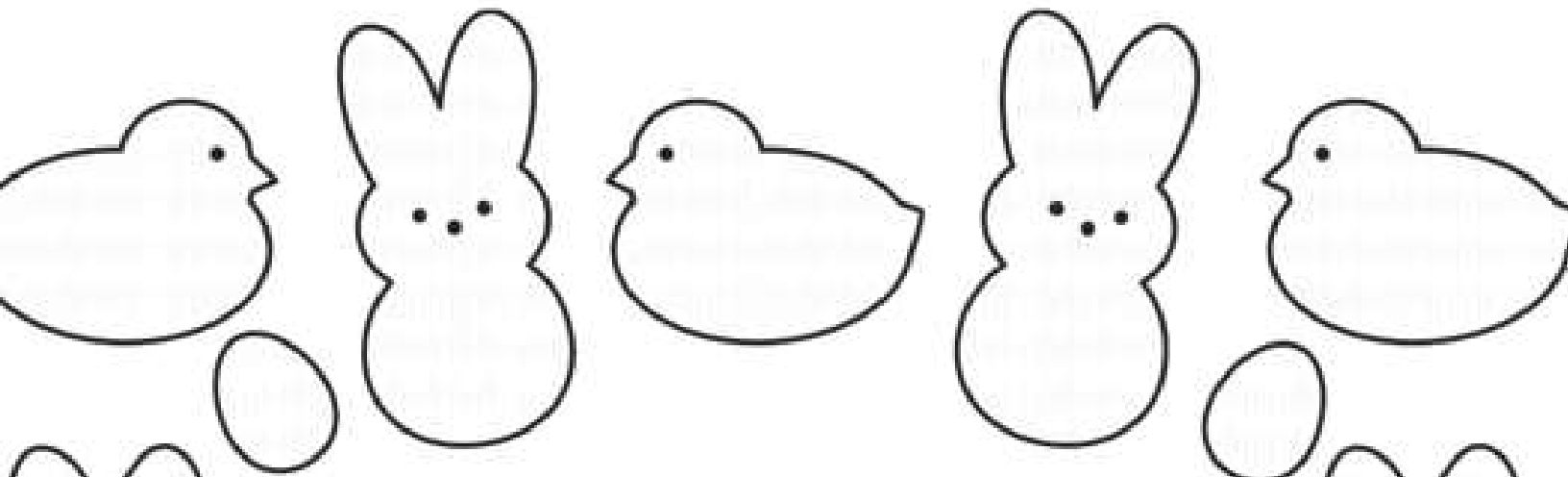
- FREE INSPECTIONS FOR REGULAR LEAKS IN ROOFS, WALLS, OR CEILINGS.
- PROFESSIONAL ADVICE TO PREVENT MOLD AND FURTHER STRUCTURAL DAMAGE.
- PERSONALIZED INSURANCE CLAIM CONSULTING TO HELP YOU GET THE MOST FROM YOUR COVERAGE.



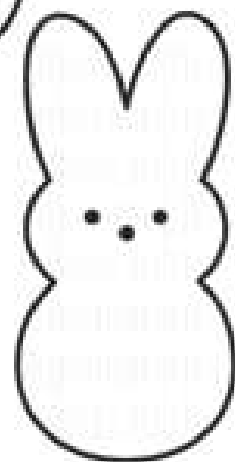
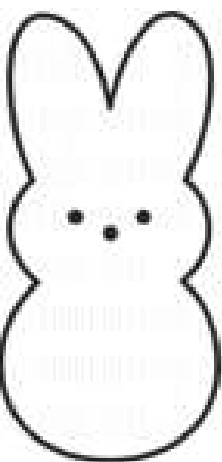
800-583-5753

admin@everprorestoration.com
www.everprorestoration.com

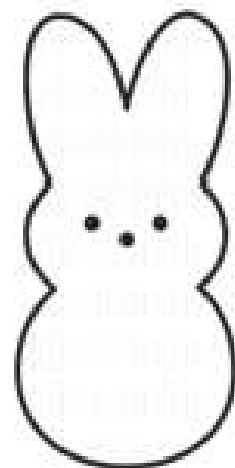
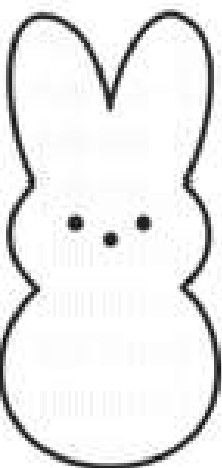
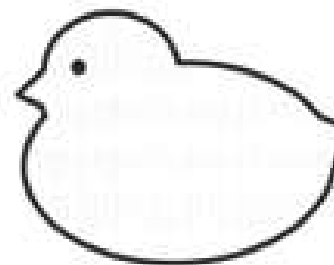
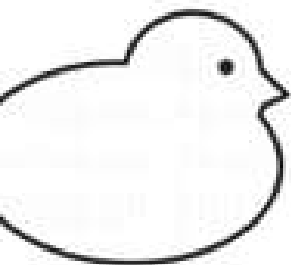
(407) 268-6176



Easter



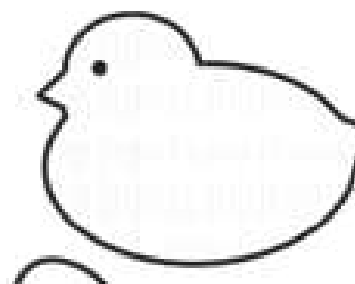
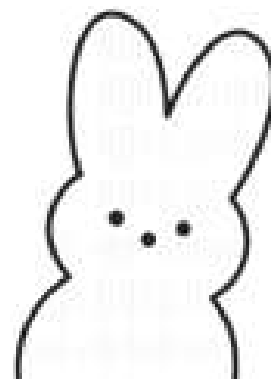
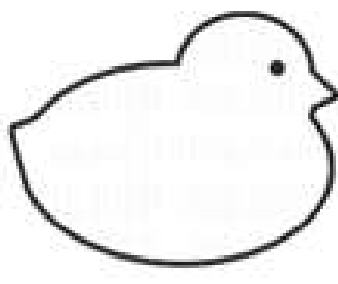
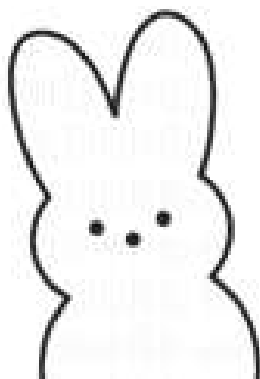
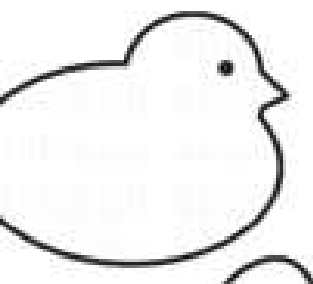
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t	l	y	l	g	b	a	y	u	e
e	a	l	n	n	s	n	t	n	e
s	e	a	s	t	e	r	l	e	p
j	f	l	o	w	e	r	s	s	s



Easter
bunny
chocolates
chick

peeps
spring
flowers
basket

eggs
April
jellybeans
fun





ROYALTY REAL ESTATE BOUTIQUE

I live here, I play here, I sell more homes here than any other agent!

2024 ISLE OF PINES ACTIVE, PENDING AND SOLDS

STATUS	ADDRESS	ACRES	B/B	S.F.	POOL	PRICE
ACT	14226 NELL DR	0.33	3/2	1,128	NO	\$399,900
ACT	13128 DEVONSHIRE RD	0.44	3/2	2,128	NO	\$460,000
ACT	14421 PARKER RD	0.33	2/2	1,335	YES	\$409,000
ACT	13857 MARINE DR	0.33	5/3	3,027	NO	\$895,000
SLD	14640 CAPRI RD	0.33	3/2	1,128	NO	\$405,000
SLD	14418 ROXANE DR	0.33	3/2	1,752	NO	\$469,000
SLD	14315 CONIFER DR	0.35	4/2	2,258	NO	\$550,000
SLD	14703 HENSON RD	0.33	4/3	2,097	NO	\$616,900
SLD	13145 LK MARY JANE RD	0.36	2/1	800	NO	\$175,000
SLD	14315 CONIFER DR	0.32	4/2	2,258	NO	\$330,000
SLD	13024 LK MARY JANE RD	2	1/1	938	NO	\$372,500
SLD	14328 FLD RD	0.33	3/2	1,178	NO	\$399,900
SLD	13002 FERNWAY RD	0.37	3/2	1,562	NO	\$450,000
SLD	14323 ROXANE DR	0.33	3/2	2,073	NO	\$475,000
SLD	14329 NELL DR	0.37	3/2	1,780	NO	\$475,000
SLD	13913 LK MARY JANE RD	0.35	3/2	1,656	NO	\$499,000
SLD	13124 FERNWAY RD	0.34	3/2	2,302	NO	\$499,900
SLD	14410 ROXANE DR	0.33	3/2	1,958	YES	\$535,000
SLD	14211 WINTERSET DR	0.33	3/2	2,305	NO	\$565,000
SLD	14711 HENSON RD	0.33	4/3	2,631	NO	\$680,000
SLD	14718 CAPRI RD	0.33	4/2	2,846	NO	\$700,000
SLD	14543 BRAY RD	0.34	4/3	2,412	YES	\$705,000
SLD	13866 MARINE DR	1.11	4/2	1,580	NO	\$825,000
SLD	13344 LK MARY JANE	1.75	4/3	1,580	NO	\$850,000
SLD	14706 BRAY RD	0.34	3/3	2,622	NO	\$865,000

DOMENIQUE SOLD OVER 50% OF THE LISTINGS + SALES IN IDP

OUR LISTINGS



13857 MARINE DR
ISLE OF PINES
5 BED, 4 BATH
2 CAR GARAGE
3,027 SQ FT
\$895,000



14418 ROXANE DR
ISLE OF PINES
3 BED, 2 BATH
BONUS ROOM
WORKSHOP
1,752 SQ FT
\$475,000



14315 CONIFER DR
ISLE OF PINES
4 BED, 2 BATH
MODERN KITCHEN
NEW APPLIANCES
2,258 SQ FT
\$550,000



156 RACHEL LIN LANE
SAINT CLOUD
3 BED, 2.5 BATH
READY TO MOVE
EAST LAKE RESERVE
2,472 SQ FT
\$497,400



11421 TINDALL RD
LAKEFRONT
6 BED, 6.5 BATH
PRIVATE GATED ESTATE
CUSTOM BUILT
6,213 SQ FT
\$3,690,000



13344 LAKE MARY JANE
ISLE OF PINES
1.75 ACRES, DOCK
70' LAKE FRONTAGE
125' STREET FRONTAGE
BUILD YOUR
DREAM HOME
\$925,000



DOMENIQUE'S LATEST SALES

12505 LAKE MARY JANE - \$1,550,000
14425 BELLA LN - \$1,200,000
13866 MARINE DR - \$825,000
13344 LAKE MARY JANE - \$850,000
1635 HIGHLAND RD - \$3,000,000



Domenique Lombardo
37 Years Experience. Expert Negotiator.
407-474-7000

☎ 407-474-7000
✉ domenique@royaltyreb.com
🌐 www.royaltyreb.com