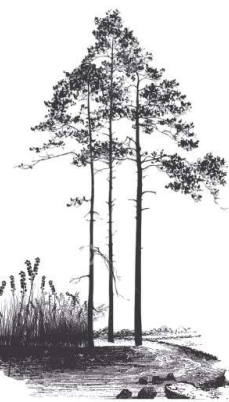




ISLE OF PINES

Property Owners Association
May and June 2025



2025 IOPPOA Father's Day Fishing tournament

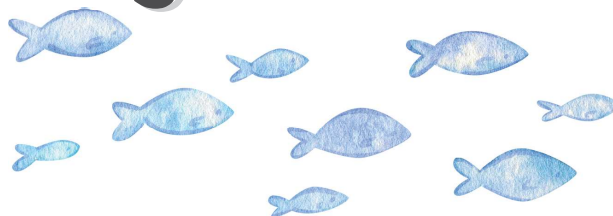
PRIZES!

(% OF ENTRY FEE)

1ST PLACE 50%

2ND PLACE 35%

BIGGEST FISH 15%



Sunday, June 15th

\$10 ENTRY FEE PER PERSON

5:30AM REGISTRATION

6:30AM CAST OFF

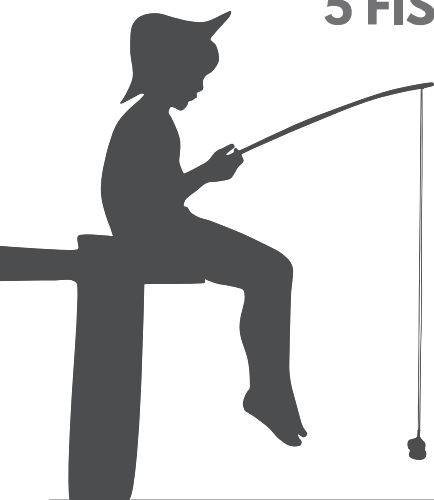
12pm Weigh-in, refreshments, and fish *tails*

B.A.S.S. RULES - ARTIFICIAL LURES ONLY
5 FISH LIMIT PER BOAT 14" FISH MINIMUM

Hosted by

Brian Dowling and Matt Rock
Al Eastburn and Dana Aiken

Interested in volunteering for this
event? Call or text Al Eastburn
at 321-325-2479



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 for more information.



FOURTH OF JULY IN THE IOP!

Members ONLY Event

Friday, July 4th 2025

GOLF CART, BIKE PARADE

Decorate your bikes, wagons, strollers, golf carts, horses, or whatever kind of float you can create! Lineup is at 6PM, at the END of Lake Mary Jane Road ~ in front of the Isle of Pine Preserve hiking trails entrance.

POT LUCK SOCIAL

This year's 4th of July celebration is a Pot Luck. Please bring your most famous dish to share with the group—need entrees, side dishes, including salads, and desserts. Outlets will be available for crock pots. Only hot dogs, hamburgers and chips will be provided.

FIREWORKS DISPLAY

Provided by Isle of Pines Property Owners Association and your donations. As a special thanks to all members and a true celebration of the freedoms we enjoy as Americans, join us in viewing a FIREWORK SPECTACULAR.

It's not too late to donate towards fireworks!

Call Jesse Dance at 407-756-9316

Board Member Domenique Lombardo will be sponsoring the first 150 cones or cups of ice cream!

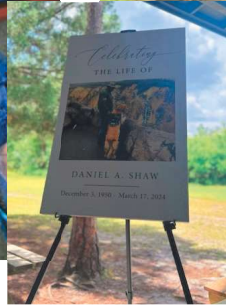
The ice cream truck will be on site from 7-9 PM. See Domenique for tickets!

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Rest in Peace

Isle of Pines is such a special place held in the hearts of so many current and former residents. There's no place like it and that's because so many neighbors over several decades have made significant contributions of time, labor, money, sweat and tears.

Last year we lost **Dan Shaw**. The Shaws were the last owners of our beloved Country Store. Sandy had every family's phone number in her rolodex, welcomed everyone with a smile and was the communication hub of the HOOD. Dan helped build the pavilion we still celebrate under at the park today. Next time you line up to make a plate, look down at the initials of some of the families that built what has become the center of our community.



In April we celebrated a life well lived by **Virginia "Tootsie" Gardner** with friends and family at the South Beach. Tootsie was a loving, contributing member of the Isle of Pines for many years. Tootsie cared for injured deer, birds, and other wildlife in her back yard nursing them back to health and releasing them into the wild.



Happy Anniversary XOXO

Celebrating 8 Years of Marriage



Chris and Linda Smith, July 22nd



Billy and Emily Akos, June 24th

Happy BIRTHDAY



Hadley Maloy,
May 30th



Michael 16



Colton Smallish, May 25th



Jacquelyn Mack, May 5th



Kathryn Mikulencak, June 28th





Hayden Shroyer, June 19



Justin Andrews, May 25th



Jennifer Beckner, May 7th



HAPPY BIRTHDAY



Cody Dowling July 10th



Nickie Bazinet, July 10th



Joseph James Mikulencak,
May 9th



Emmalynn Dowling
July 30th

Brian Dowling Sr.
July 23rd



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



EASTER 2025



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HURRICANE

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Luis A. Velez Cruz
Master Electrician



License
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407-616-2279

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

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



Save the DATE!
Moon Landing 2025 is
July 12, 2025



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



Hurricane
Season
started June 1st



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DEALING WITH LEAKS?

DON'T LET SMALL PROBLEMS TURN INTO COSTLY REPAIRS!

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

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President's MESSAGE

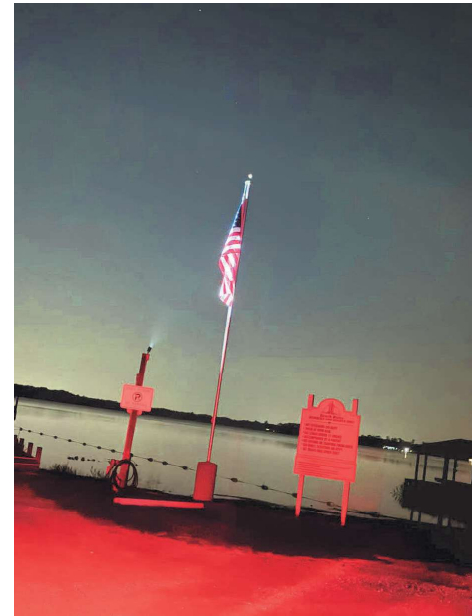


Hello Everyone,

I hope everyone had a great end to the 2024/2025 school year. Drivers stay alert! Our kids are playing outside. Let's keep them safe. Nikki Rock did an excellent job with the IOP Easter Party. Thank you Nikki and all IOP volunteers for your contributions.

I would also like to thank the Akos Family and Bill Akos of Akos Electric, INC Commercial - Industrial - Residential Electrical Contractor #ER0014977, 407-823-7749 for installing and donating the new flagpole light. Bill also gave us a huge break on labor installing the new fans at the pavilion.

Best, Rick



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

CALL ME FOR ALL YOUR MORTGAGE NEEDS!

Nicole Bazinet
NMLS 2075836



321-436-2722

Committed, Caring, and
Just a Call Away

I TAKE FOR GRANTED THAT EVERYONE WHO READS OUR LITTLE PAPER ALREADY KNOWS ME. JUST IN CASE WE HAVEN'T MET YET, I'M NICKIE (EASTBURN) BAZINET. I'M A SECOND-GENERATION IOP HOMEOWNER AND I LIVE ON ROXANE DRIVE. OUR FAMILY FOUND THE HOOD IN 1986. WE'VE SEEN LOTS OF CHANGES AND MADE LIFELONG FRIENDS HERE IN THE ISLE OF PINES. MY HUSBAND KEB AND I RAISED ONE SON IN THE HOOD. I CAN SAY WITHOUT A SHADOW OF A DOUBT, FROM PERSONAL EXPERIENCE, THERE IS NO BETTER PLACE TO GROW UP THAN HERE IN THE IOP. IT WAS FOR ME BEFORE THE INTERNET AND IT WAS FOR TRACE WHO'S 25 YEARS YOUNG. I'VE VOLUNTEERED WITH IOPPOA FOR OVER 30 YEARS. FROM HANDWRITING SIGNS TO POST ABOUT GROWTH IN OUR AREA, PICKING UP TRASH AT PARTIES, HELPING MY PARENTS HOST MOST NOTABLY THE IOP HALLOWEEN PARTIES AND EVENTUALLY HOSTING MYSELF, YEARS ON AND OFF THE BOARD, "CUT AND TAPER" FOR THE ORIGINAL NEWSLETTER, AND CURRENTLY SERVING AS THE 2024/2025 IOP SECRETARY. 😊

I LOVE OUR COMMUNITY AND WOULD BE HONORED TO SERVE YOUR FAMILY THROUGHOUT THE HOME BUYING PROCESSES, OR TO REFINANCE YOUR CURRENT HOME. FEDERALLY LICENSED, SERVING ALL OF FLORIDA.

YOUR MORTGAGE
BROKER



Almost all the funding for the 4th of July Fireworks come from your donations! The dues collected from the Isle of Pines Property Owners Association covers the food and a small portion of the fireworks display. Please, even a little bit helps. Contact Racheal and Jesse Dance for more details. Pay by Zelle with 321-544-8536

Join us the first Tuesday of every month at 7pm at the park for our IOPPOA monthly board meeting

Meeting Minute Summary
May 2025

Summary: All bank info has been transferred to the new board. IOPPOA party planning in process: Father's Day and 4th of July. Possible fundraiser for Labor Day in the early stages. Mark your calendars for Monday, September 1st 2025.

Jesse Dance

@IOPFireworks



venmo

Tracey @ iop
APR 23 AT 11:15 PM

Send



your
ISLE OF PINES
realtor



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

Happy Summer!

OUR LISTINGS



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



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



715 WEDGE LN
POINCIANA
3 BED, 2 BATH
SPLIT BEDROOM PLAN
1 CAR GARAGE
1,252 SQ FT
\$250,000



14143 CONIFER DR
ISLE OF PINES
3 BED, 2.5 BATH
A FRAME POOL
HOUSE
2,224 SQ FT
\$485,000



13128 DEVONSHIRE RD
ISLE OF PINES
3 BED, 2 BATH
.44 ACRE LOT
2,128 SQ FT
\$444,800



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



APR. 2025

MONTHLY STELLAR MLS FLORIDA MARKET REPORT
This report is based on the most recent data available for the month of April 2025. It is not intended to be used as a basis for investment decisions. Please consult with your broker for more information.

		3 MONTHS AGO	3 YEARS AGO
Active Listings	82,982	+3%	+28%
New Listings	25,301	-2%	+4%
Pending Sales	15,000	-7%	-8%
Listings Sold	15,948	+1%	-6%
ADOM	68	-2%	+26%
Total Sales Volume	\$7.1B	-5%	-12%
Avg. Sales Price	\$446,823	-2%	-6%
Mos. of Inventory	5.2	+2%	+15%



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

407-474-7000
dominique@royaltyreb.com
www.royaltyreb.com