

Isle of Pines Meeting Notes April 1, 2025

Board members in attendance: Rick Smallish, Al Eastburn, Justin Andrews, Sarah Miller, Rachel Lafferty/Gilbert, Dave McAlevy, Mike Preston, Billy Akos, Daniel Hart, Jason Hilley, Domonique Lombardo, Nikki Rock, Nickie Bazinet

Alternate Board members: Suzanne Arnold

Guests: Jesse Dance, Karen Obrien, Ellen Reising, Dave Lange, Gabriel Fernandez, Konnie, Mike Land, Terry Gardener, Renee Stawarski

The meeting started at 7:06pm

Discussion:

Al made a motion to accept the March treasurer's report, David 2nd with all in favor. Notes for February were not sent out. Nickie B was not at the meeting.

Old Business:

- Nikki R planning of the Easter party is going well. She just needs the shed key.
- Flagpole light – Jason H gave Rick a new one for the park
- Floating line for swimming area. Billy will get with Rick and together they will work it out.
- Caps and repairs on the dock were all completed by Albert C. He donated all the labor.
- Dock damage- Al noticed there were 3 to 4 boards loose. Looks like something crashed into it at the end of the dock. Chrissy has boards from Albert at her home. There was some cross-talk as to how the repairs will be made.
- Al spoke to Billy about the boat ramp. Billy's boat drags on the ramp. A suggestion was made about rubber tracks or something to raise up part of the ramp approximately 3 feet. It will cost money the board does not have at this time. Tabled

New business:

- Gabriel Fernandez, owner of the old country store discussed his desire to turn the temporary request for him to use the North Beach driveway into a permanent easement for his property.
 - No permits for the new home to built behind his current home have been pulled

- He plans to live here for generations to come. He has no desire to split the property at this time into two separate properties. The front house will be an in-law suite once his new home is completed.
- He requests permanent, deeded access.
- He stated NO PLANS have been created for the new home, just appx square footage. He has not been to Orange County for permits and plans were not rejected based on the way his property sits “as it is” without the deeded access he is requesting.
- He provided a whiteboard depicting where the current house sits and where the new house will go behind it.
- Someone mentioned Rick C’s neighbor can only use the adjacent property, north beach driveway. They do not have an alternative per Orange County when they approached the board for access to the North Beach driveway.
- Gabriel mentioned he does not have enough room for the driveway, setbacks on the opposite side of his current home. We asked that he bring something to the board showing these claims in detail.
- We requested a survey showing where his property line is located, the drainage ditch he says is preventing the driveway from going on that side is and measurements showing where the driveway *he is requesting* is going to be from the road.
- Chrissy, Nickie and others requested something in writing from the county saying he can NOT build to the RIGHT of his home (facing his house from LMJ road)
- Survey marked for proposed driveway, current setbacks, OC drainage and future house. Include OC required setbacks and any fences or gates you plan to install
- Detailed documents from Orange County detailing the “wetlands”
- Property address was confirmed by Gabriel as 13024 Lake Mary Jane Road.

Fans- Billy’s dad will install all four fans without lights for \$300.00. Al motioned for a budget of \$1000.00 to cover labor and materials. Nickie B seconded with all in favor.

Broken bench on one of the picnic tables. A few reviewed the damage stating it’s an easy fix.

Motion to Close Meeting at 8:10pm made by Daniel and seconded by Mike P with all in favor.

Summary: A couple repairs need to be made at the park including replacing the flagpole light and replacing all the fans on the pavilion.