

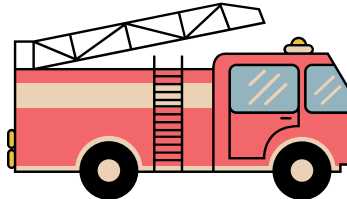
ISLE OF PINES

Property Owners Association
December 2025 and January 2026

*Christmas
in the Isle of Pines
Sunday, December 21st
5 to 9pm*

Dinner

*Turkey, Green Beans, and Mashed Potatoes will be served.
Please Bring Your Favorite Side Dish or Dessert to Share!*



Santa will arrive around 6pm!

*If you would like Santa to bring your child a gift, please drop off
a small, light, wrapped gift at the Aikin's residence 14432
Conifer Dr. (Last house on the right)*

*Drop off gifts no later than noon on Dec. 21st. NO tags.
Please write the child's name with a sharpie on the gift.
Make sure all gift bags are sealed.*

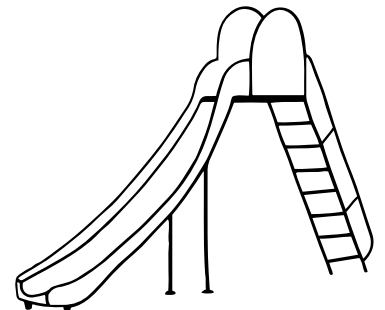
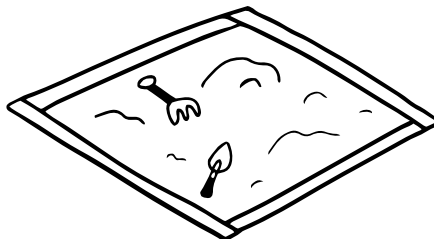
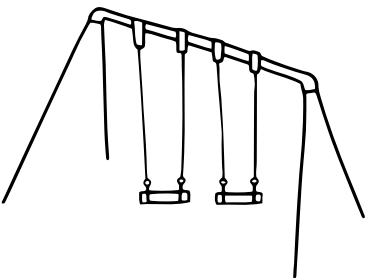
Any question regarding gifts, please call 407-383-8091

Members only event

Isle Of Pines Property Owners Association 2025 Executive Board Members	Contact info
President: Rick Smallish	321-614-4754, rick@arncoconstruction.com
Vice President: Chrissy Brown	321-303-5487, chrissybrown@att.net
Secretary: Nickie Bazinet	321-436-2722, nicole@corehomeloans.com
Treasurer: Rachel Gilbert	720-745-3242, ioppoatreasurer@gmail.com

Isle Of Pines Property Owners Association 2025 Board Members	Contact info
Billy Akos	billya1991@yahoo.com
Justin Andrews	407-791-6140, ma@orlandospfx.com
Barbara Darcy	617-721-4997
Al Eastburn	407-325-2479, aheast4748@aol.com
Daniel Hart	realtordanielhart@gmail.com
Jason Hilley	Hilley01@gmail.com
Domonique Lombardo	407-474-7000
Sarah Miller	407-256-9129
Nikki Rock	407-383-5611, Rockmom3@yahoo.com
Mike Preston	sfcpreston90@yahoo.com
Dave Mcalevy	XXX-XXX-XXXX
Alternates	
Suzanne Arnold	407-281-0901, SuzArnold@mindspring.com

To offset the rising costs of maintaining the park, primarily the cost of insurance, membership dues will increase next year ~ 2026.



President's MESSAGE

Hello everyone,

I hope everyone had a great time at the Halloween party! Thank you to Michelle Andrews, Sarah Miller, and everyone who helped make it a great event. We would not be able to have these parties without our wonderful volunteers.

Daniel Hart will be hosting another great Christmas party at the park on December 21st. Santa will be making an appearance again. Please check the newsletter for more details.

In January, we will have our yearly park clean-up. The exact date will be determined at the December meeting. The more volunteers we have, the quicker the work gets done.

On January 17th we will be holding our Chili Cook-Off and Membership Drive. There will be prizes for the winners. We are looking for volunteers to help with this event, so if you can assist, please reach out to one of our board members. We are also seeking additional board members; please consider joining us!

A reminder that we are now accepting bids for the following work at the park:

- Bathroom Cleaning
- Lawn Maintenance
- Newsletter Editor
- Newsletter Prep/Delivery
- Webmaster

The bid forms can be found under the Community Stuff tab on our website:

www.isleofpines.org/communitystuff

Bids are due by February 3rd, 2026.

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

Thanks,

Rick

**Isle of Pines
Property
Owners
Association's
board members
meet the first
Tuesday of
every month at
7pm at the park.**

*The annual IOP Boat Parade is
Friday, December 19, 2025*



Line up is on the south side of the lake at 6:30pm. At 7pm the parade will motor from the south side, past the park, and on through to "Patriot's Corner."

All types of watercraft are welcomed!

Park is open to all!



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Located at

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

Belated November Birthdays



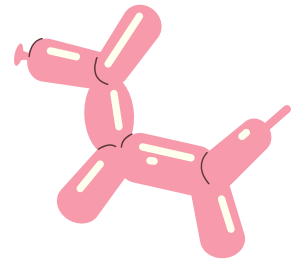
Donna Caldwell
November 21st



Dan Nodorft- Nov 21 Birthday



Linda Smith
November 30th



Emma Masoud -2nd Birthday
November 17th





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.



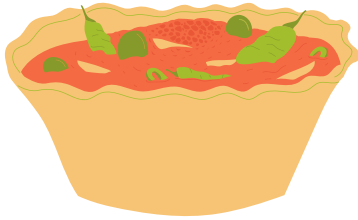
Daniel Hart, licensed Real Estate Agent

realtordanielhart@gmail.com

407-247-3894



Membership Drive



CHILI COOK OFF

Sign up or renew your IOPPOA membership at a DISCOUNT
Saturday, January 17th 3pm-7pm
at the park pavilion

13694 S Lake Mary Jane Rd

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 crockpots.

Display a small place card with a short description of your chili and
its level of *spice*.

Please DO NOT include your name

Event begins at 3PM 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
ages 5 and up. Please be mindful that this is a tasting event.

Be sure to leave plenty for others as you sample the chili recipes.

Rylan Munson's 14th birthday
December 22



Trace Bazinet
Happy Birthday
January 24th

Holiday Market!

Skip the Narcoossee Road traffic and take care of your holiday gift list without leaving the hood. Support local business and shop small!

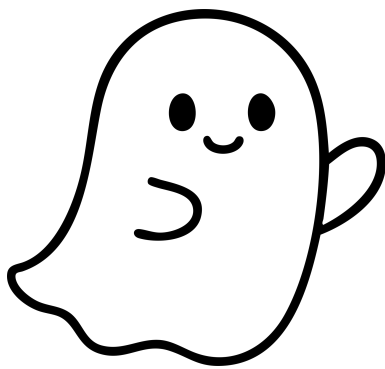
Sunday Dec 7
11am to 2pm

*Custom gifts · Pottery
Baked goods · Confections
Cosmetics · Quilts · and more!*

IOP Park, 13694 S. Lake Mary Jane Rd.

Please email all special occasions, birthdays, and anniversaries to the IOPPOA Newsletter Editor at:

Isleofpinesnewsletter@gmail.com



HALLOWEEN in the HOOD





Golfcart Repair



Trace Bazinet

Call or Text @321-418-9110

\$75.00 diagnostic to be applied towards labor costs for repairs completed within 30 days of initial visit.

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CALL ME FOR ALL YOUR MORTGAGE NEEDS!



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.



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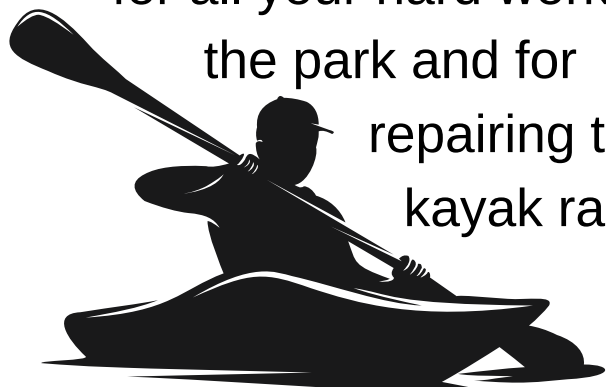
jfseegers@gmail.com

www.johnseegers.com

Thank You Boy Scouts

Aurora, Ayah, Shiva,
Aidan, Minh-Khoi, Savannah,
Clayton,
Scoutmaster Comeaux,
and Scoutmaster Jansen ~

for all your hard work at
the park and for
repairing the
kayak rack.



Stump Grinding by Gary

Isle of Pines Resident



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FULL BATHS 3,176 SQ FT
\$849,900



14050 MARINE CT
ISLE OF PINES
3 BED, 3 BATH
LAKEFRONT
2.30 ACRE LOT
2,261 SQ FT
\$1,250,000

5022 HARTWELL CT
LAKESHORE
LAKEFRONT HOME
4 BED, 3 BATH
2,284 SQ FT
\$599,000



14143 CONIFER RD
ISLE OF PINES
3 BED, 2.5 BATH
.36 ACRE LOT
2,128 SQ FT
\$485,000



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