

ISLE OF PINES

Property Owners Association

February - March 2026

Isle of Pines

Annual Easter Party at the park

Saturday, April 4th

at 10am

13694 S Lake Mary Jane Road

Coffee, juice, muffins, and pastries provided

Photos with the Easter Bunny

Egg hunt and prizes for all ages

Including Adults

Don't forget your basket



Members ONLY event

It's not too late to join.

Visit us at www.Isleofpines.org





LMJA Communities Awareness Meeting
Isle of Pines (IOP) Park
Tuesday, February 24 2026 7pm-8pm

T-Shirts \$10 if purchased at
 LMJA events**



The Lake Mary Jane Alliance is preparing to face new threats and we will need your help!

Follow us on Facebook -or-
 LakeMaryJaneAlliance.com



Local development concerns:

Location: 61 acres on Moss Park Rd by Lake Mary Jane

Who are we?

- LMJA is a large and active grassroots group of property owners in the 5 neighborhoods* of the LMJ Rural Settlement
- We came together in 2006 to fight 100+ homes at the end of LMJ and Lacebark Pine Road which is now the Isle of Pines Preserve
- For over 20 years our residents have successfully protected our rural settlement by attending hundreds of meetings and sending thousands of emails to stand united on numerous unacceptable development plans
- Created a unique legal agreement with Tavistock/Deseret to stop any access to our rural settlement roads to protect us from future Sunbridge Parkway Traffic

* Isle of Pines, Lake & Pine Estates, Live Oak Estates, LMJ Shores, and Roberts Island

** T-shirt price \$12-\$15 each, discounted at LMJA community events

- Property Use: 9900 Non-Ag Acreage, sale pending
- Land previously approved for 26 estate homes
- Potential buyer will be trying to build 60-120 apartments instead. Referred to as “carefully crafted neighborhood with mixed housing.”



Camino Reale – land between Live Oak Estates and TM Ranch

- Property 1,038 acres – ***we are watching this parcel closely*** because it appears they are looking to sell to a new developer
- Owner applied for City annexation – denied because required road access to Innovation Way wasn’t added and the City didn’t want the cost
- Since 2008 we have fought this same property on no road access to LMJ, setbacks, distances and density transitions and finally came to an acceptable agreement in 2018



Stump Grinding by Gary
Isle of Pines Resident



Call for a Quote
Gary Fishman
407-342-9146

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.

Cash, Zelle, and Cash App accepted
3rd Generation Isle of Pines Resident

HURRICANE
ROOFING & CONSTRUCTION

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Isle Of Pines Resident

Luis A. Velez Cruz
Master Electrician

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License #ERI3014629
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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



**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, FL3 2832

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



Isle of Pines Resident
Licensed & Insured

Call or Text Matt
321-278-2448

QUALITY
lawn & landscape

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.



Attention Neighbors!



On February 3, we elected a new board for 2026. Rick was elected as president, assisted by Justin Andrews as Vice President. Thank you both for stepping up.

Nickie Bazinet is the secretary. Please text 321-436-2722 or email nicole@corehomeloans.com to reserve the park for all private events. The park will not be reserved without receipt of the printed, signed Private Party form and deposit. If the Private Party sign is NOT hung during the event, trash is left behind or if the Pavillion is damaged in anyway, your \$75 deposit will be cashed. Otherwise, it will be returned before the following month's board meeting.

Rachel Gilbert is the treasurer. Don't hesitate to get in touch with her at 720-745-3242, or ioppotreasurer@gmail.com to renew your IOPPOA membership or purchase additional park keys.

Isle of Pines Property Owners Association 2026 Board Members	Contact information
President – Rick Smallish Park issues or questions	321-614-4754 and rick@arncoconstruction.com
Vice President – Justin Andrews Park issues or questions	407-791-6140 and ma@orlandospfx.com
Secretary – Nickie Bazinet Contact to reserve the park for Private events	321-436-2722 and nicole@corehomeloans.com
Treasurer – Rachel Gilbert Contact to purchase memberships or keys	720-745-3242 and ioppotreasurer@gmail.com
Al Eastburn	407-325-2479 and ahead4748@aol.com
Daniel Hart	realtordanielhart@gmail.com
Jason Hilley	Hilley01@gmail.com
Domonique Lombardo	407-474-7000, dglomobardo@yahoo.com
Sarah Miller	407-256-9129, smvmiller99@gmail.com
Nikki Rock	407-383-5611, Rockmom3@yahoo.com
Mike Preston	sfcpreston90@yahoo.com
Billy Akos	billya1991@yahoo.com
Suzanne Arnold	407-281-0901, SuzArnold@mindspring.com
Dave McAlevy	jendavetara@gmail.com
Dana Carmen	danacarmen0623@yahoo.com
Alternates: Barbara Darcy, Ed Moon	Alternates: Chrissy Brown, Travis Little

Newsletter

Pricing for 2026

IOPPOA Members

Beginning February 2026

**Non-members are double the
prices listed below**

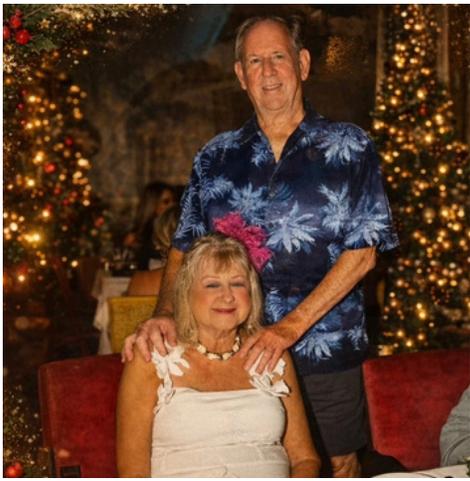
**Eighth Page Ad
Business Card Size
\$62.50/year**

**Quarter Page Ad
\$125/year**

**Half Page Ad
\$250/year**

**(A limited number of full page ads
available at \$500)**

Interested? Email us at isleofpinesnewsletter@gmail.com



Happy 43th Anniversary
Debbie and Frank Meyer

Congratulations



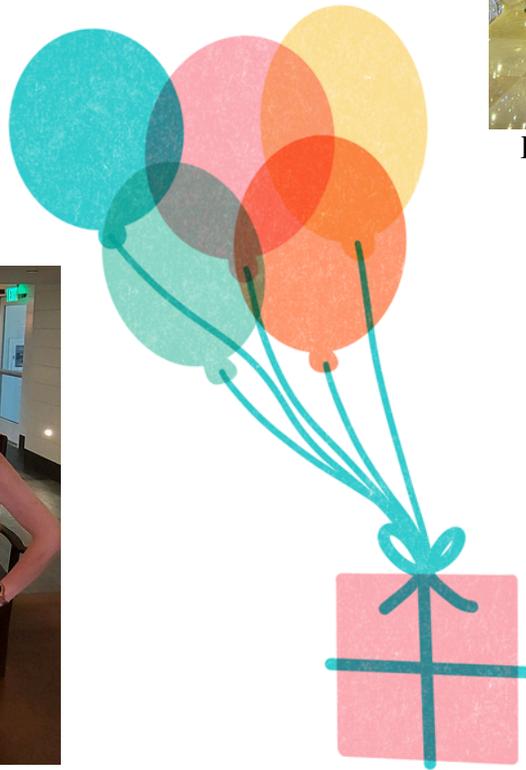
Jacquelyn & Justin Mack
February 5, 2011 15 yrs married
(21 years together)



Micah Marquardt Feb 3rd
Todd Marquardt Feb 14th
Marty Phillips Feb 22nd
Deb Phillips Feb 27th
Merit Marquardt March 5th



Happy Birthday Jackie Dowling
February 17th



Happy Birthday Al Eastburn February 4th



Happy 60th Birthday!
Gary Fishman March 25th

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

SUPREME DREAM DPA
3.5% and 5% Down Payment Assistance
For FHA Loans – Making 100% Financing a Reality



Let me help YOU buy a house with **NO MONEY** out of pocket.

Option 1

- FHA 30-Year Fixed First Mortgage
- Second Lien for Down Payment & Closing Cost Assistance
- Assistance Options

3.5% Forgivable DPA – 0% interest, no payments, forgivable after 5 years of occupancy *credit score over 640

5% Repayable DPA – 10-year fully amortized, fixed rate = 1st lien rate + 2%

- Available for First-Time Homebuyers, but not required
- Non-occupant Co-Borrowers Allowed!
- No income limits

Option 2

The 2026 Florida Hometown Heroes Program offers eligible first-time homebuyers 0% interest, deferred second mortgage loans of 5% of the first mortgage (up to \$35,000, min \$10,000) for down payment and closing costs. It requires full-time employment (35+ hrs/week) with a Florida-based employer, a 640 minimum credit score, and income within county limits.



Let's get to WORK!

Call or text me directly

Cell: 321-436-2722

Email: Nicole@Corehomeloans.com

Lake Nona ~ Orlando

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PLEASE visit the park and TRY your new key before March 1st.



If it does NOT work, it will be replaced at the March board meeting.

The 2025 Christmas Craft Fair was a success!

Thank you neighbors & vendors for supporting the IOPPOA





ROYALTY REAL ESTATE BOUTIQUE

your ISLE OF PINES *realtor*



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

OUR LISTINGS



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



13943 MARINE DR
ISLE OF PINES
3 BED, 3 BATH
PLUS TWO DETACHED
FLEX SPACES WITH
FULL BATHS, 3,176 SQ FT
\$829,900



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



2745 NATURE VIEW RD
DEL WEBB
3 BED, 3.5 BATH
PRIVATE POOL
2,806 SQ FT
\$899,000

ISLE OF PINES 2025 SALES

Status	Address	Current Price	Lot Size Acres	Heated Area	Beds	Full Baths	Pool
Active	13943 MARINE DR	\$849,900	0.33	3,176	3	5	No
Active	14636 BRAY RD	\$455,000	0.34	1,276	3	2	No
Active	14712 HENSON RD	\$395,000	0.33	750	1	1	No
Active	14612 BRAY RD	\$794,490	0.34	2,348	3	2.5	Yes
Active	14728 HENSON RD	\$1,280,000	0.35	4,005	5	3	Yes
Active	14202 NELL DR	\$549,000	0.33	1,980	4	2	No
Pending	14050 MARINE CT	\$1,250,000	2.3	2,261	3	3	No
Sold	13562 S LAKE MARY JANE RD	\$1,350,000	1.5	3,424	4	2.5	No
Sold	14324 ROXANE DR	\$650,000	0.34	2,321	4	3	No
Sold	14226 NELL DR	\$384,000	0.33	1,128	3	2	No
Sold	14143 CONIFER DR	\$485,000	0.36	2,224	3	2.5	Yes
Sold	14315 CONIFER DR	\$550,000	0.35	2,258	4	2	No
Sold	14418 ROXANE DR	\$469,000	0.33	1,752	3	2	No
Sold	14606 BAYONNE RD	\$399,900	0.36	1,364	3	2	No
Sold	13913 S LAKE MARY JANE RD	\$510,000	0.35	1,656	3	2	No
Sold	14518 BRAY RD	\$670,000	0.33	2,631	4	3.5	No
Sold	14421 PARKER RD	\$397,000	0.33	1,335	2	2	Yes
Sold	14206 CONIFER DR	\$625,000	0.36	2,930	4	3.5	No
Sold	14640 CAPRI RD	\$405,000	0.33	1,128	3	2	No
Sold	14637 BAYONNE RD	\$605,000	0.34	2,083	4	2	Yes
Sold	14641 HENSON RD	\$610,000	0.33	2,074	4	3	Yes



Domenique Lombardo
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