



LAKE PADGETT ESTATES EAST Community Connection

MANAGER'S REPORT

Members,

As June begins, the Association is continuously monitoring Pasco County's website, the Governor's public announcements, the CDC's recommendations, the recommendations of the Pasco County Department of Health as well as advice given by both the Association's Insurance Carrier and the Association's Legal Representation. All these factors must be considered by the Board of Directors before taking a vote on the operations of the Association. The Association and the Board of Directors represent all the homeowners in the community and must judge all decisions based on the benefits vs costs to all the homeowners. Whether the costs are obvious or just a possibility.

There are State Laws that govern the operations of Homeowner Associations and laws that protect Homeowners. These laws include restrictions on the Association that requires they identify whether a person is a tenant or an owner. The costs of the Association doing business, remains with the Homeowner in the form of monthly dues and could impact the current and future value of their home. Large expenses, whether chosen or an unforeseen result of daily operations, has resulted in many Associations having to collect a Special Assessment on top of the monthly dues. That is why the Association is required to have their finances reviewed by the Board of Directors, then a Certified Public Accountant to review all transactions and then an Auditor to review the records. Each step is in place as additional levels of protection for the Homeowners. The State Laws grant the Association powers to operate, and to enforce Deed Restrictions, but there are just as many restrictions and requirements in place to protect the Homeowners. These laws are constantly being reviewed and updated to address changes in technology and legal case law. That being said, I am not saying, that changes are made quickly, it is attorneys or committees that review and recommend changes to the laws and ordinances, and that is all done before the State Politicians review and either refuse to sponsor the law, or accept them to go forward to be voted on. Changes in law can be sent back to the committee that drafted them multiple times before an elected official is willing to sponsor it for a vote. I do not write this to help anyone fall asleep, I have included it to try and help residents understand that there are many levels of regulations that each decision must pass through. Trust me it would be much easier and less stressful for the Board of Directors and staff to say, "Do whatever you want", but it is not that simple. The County has publicly told Associations to open their pools, but as of the last week in May they have not opened the pool at the Land O' Lakes Recreation center or even posted an expected date to open. If there was nothing to consider in opening a pool, why hasn't the County opened theirs. Also, as of the last week in May, the YMCA I spoke with are open for 1 hour scheduled time slots for swimming laps only, no loitering or sunbathing, the YMCA is a large organization with nationwide resources that rival the County, I guess opening the pool is not so simple.

As always, I want to say **Thank You** to all the **Volunteers** that have given their time to keep the Association functioning.

Robert Stone, CAM

Property Manager
manager@lpeepoa.com

Lake Padgett Estates East POA
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(813)996-3842 Fax

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Newsletter.....	Kendyl Coplon
newsletter@lpeepoa.com	

To contact the Board of Directors please email:
general@lpeepoa.com

MOST WANTED TELEPHONE DIRECTORY

LPEEPOA OFFICE.....	813-996-4441
LPEE Office Fax.....	813-996-3842
Lounge.....	813-996-3884
Shay's Place.....	813-388-6166

Local Utilities

<u>Frontier, cable</u>	
frontier.com	800-921-8101
<u>Spectrum, cable</u>	
brighthouse.com	833-267-6094
<u>Waste Connections, trash</u>	
progressivewaste.com	727-847-9100
<u>Pasco Utilities, water</u>	
pascocountyfl.net	813 235-6012
<u>Withlacoochee Electric</u>	
wrec.net	813-979-9732
<u>Pasco County Dump</u>	
pascocountyfl.net	727-861-3006

County Departments

All Department links: pascocountyfl.net	
Animal Control.....	813-929-1212
Sheriff, non-emergency.....	727-847-8102
Pot Hole complaints.....	727 847-2411
Road and Bridge.....	727-847-8143
Code Enforcement.....	727-847-8171
Mosquito Control.....	727-376-4568

Schools and Facilities

<u>Pineview Elementary</u>	
pves.pasco.k12.fl.us	813-794-0600
<u>Pineview Middle</u>	
pvms.pasco.k12.fl.us	813-794-4800
<u>Land O'Lakes High School</u>	
lolhs.pasco.fl.us	813-794-9400
<u>School Board</u>	
pasco.k12.us.fl	813-794-2000
<u>School Bus Information</u>	
trans.pasco.k12.fl.us	813-794-0400
<u>Imagine School</u>	
imaginelol.org	813-428-7444
<u>Land O'Lakes Library</u>	
pascolibraries.org	813-929-1214
<u>Recreation Center</u>	
pascocountyfl.net	813-929-1220

Myrtle Lake Baptist Church

Main Office.....	813-949-5516
	Ext. 100

Elder Care

Francine Fox.....	813-408-3005
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***LPEEPOA does not endorse the
 individuals volunteering in The
 Community Connection.***

*May's
 Lovely Lot*



4512 Parkway Blvd

From the Architectural Board



As things are beginning to get back to some type of “normal” the Architectural Board is back at work. Many of the homes have been painted, new roofs put on, fences replaced and many yards have had new landscaping. Reminder to all: If you are planning any exterior work on your home, such as repainting, new roof, or fencing, you are required to obtain an Exterior Modification Form from the office. Many of these pro-

jects, and others, such as a shed or swimming pool do require a Pasco County Permit.

As we come and go in and out of our homes it is easy for us to miss things that need attention. Pressure washing our homes, driveways and stones around our planters. The mildew on mail boxes can easily be removed with a little Clorox and water. Take a minute and walk around your home and see if there are things that need attention.

If you have questions, or concerns regarding what you can and cannot do with the outside of your home, please do not hesitate to contact the Architectural Board. Please note the Architectural Board consists of homeowners that are Volunteers that give their time. **We are here to help.**

Overall the neighborhood is looking great and for all your hard work

A GREAT BIG THANK YOU

Currently, The Board of Directors' decision to close the pool and clubhouse facilities remains in effect **until Phase 2 of Florida's reopening procedures.** In preparation for the reopening, the Board is looking for input from our members. An online survey has been set up regarding the pool reopening, which can be reached at the link below (clicking should direct you to the appropriate webpage). Thank you for your patience and cooperation.

POOL REOPENING SURVEY:



<https://www.surveymonkey.com/r/HLZRLIX?fbclid=IwAR0Rtq4nQ2WGOKSToxd-WoDRiBj7xH3uOnWX6Id7zeMNL1PbI2cY03-Erd0>



The Community Connection is designed and printed by LPEEPOA staff for our residents and home owners. If you would like to submit articles, please email to:

newsletter@lpeepoa.com

LPEEPOA does not endorse the companies or individuals advertising in *The Community Connection*.

New Monthly Advertising Rates & Sizes

Business Card	\$12.00
1/4 Page	\$25.00
1/2 Page	\$50.00
Full Page	\$75.00

Discounts may apply for prepaid commitments of 3 months or more.

All ads and articles are due on the 15th of each month.

Lake Padgett Estates East POA, INC
P.O. Box 489
Land O'Lakes, FL 34639

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