



Included in this month's Newsletter

- Financials Page 2
- Board Meeting Minutes Page 4 & 5 & 6
- Architectural Article Page 7

VOLUME 9, ISSUE 1
January 2018

2018

Happy New Year

Annual Meeting Notice - Run for the Board!

The Annual Meeting of the Lake Padgett Estates East Property Owners Association will be held on **Monday, March 26th 2018 at 6:30 p.m.** in the Clubhouse.

Any Homeowner interested in running for the LPEEPOA Board of Directors must notify the office in writing by 6 p.m. on February 23rd, 2017. In addition to the notice of intent, please include a one page biography introducing yourself to the homeowners. The biography is then included in the mailing with the election ballot.

Please keep in mind, that in order to be eligible to serve on the Board, you must be an owner of record (name on the deed and filed with Pasco County), and a member in good standing with no delinquent assessments.



The 2018 Coupon Books have been mailed! Please contact the office at 996-4441 if you have not yet received yours.

Happy New Year from all of us at Lake Padgett Estates East!

We'd like to take this opportunity to thank our homeowners for everything they do; whether it's volunteering, attending our events, or even just making your homes look nice—we appreciate you. We'll continue to work for you and with you to make Lake Padgett Estates East a wonderful place to live.

A good way for you to get a better grip on that goal is by providing your voice to the Board of Directors in this coming election. We encourage all homeowners who wish to have a more active role in changing the community to run for a Board Member position. When you're a Board Member, you have a vote on all executive decisions, such as where LPEE allocates its funding.

As always, please feel free to contact us with any concerns you may have, and we'll be happy to assist you. We wish you all an exciting and safe 2018!

Sincerely,
LPEE Staff

LAKE PADGETT ESTATES EAST
Community Connection

Monday:	12pm - dusk
Tuesday:	9am - dusk
Wednesday:	9am - dusk
Thursday:	9am - dusk
Friday:	12pm - dusk
Saturday:	9am - dusk
Sunday:	9am - dusk

MOST WANTED TELEPHONE DIRECTORY

LPEEPOA OFFICE..... 813-996-4441
 LPEE Office Fax..... 813-996-3842
 Lounge..... 813-996-3884

Local Utilities

Frontier, cable
 frontier.com..... 888-921-8101
 Spectrum, cable
 brighthouse.com..... 888-289-8988
 Waste Connections, trash
 progressivewaste.com..... 727-847-9100
 Pasco Utilities, water
 pascocountyfl.net..... 813 235-6012
 Withlacoochee Electric
 wrec.net..... 813-979-9732
 Pasco County Dump
 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

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

Community Volunteers

Tim 813-447-7960
 Rose 813-500-2806
 John 813-995-0022
 Landon 813-996-5875
 Glen 813-929-0361
 Donetta 813-996-2650

Myrtle Lake Baptist Church

Main Office 813-949-5516
 Ext. 100
 Terry 813-506-0748

Elder Care

Francine Fox 813-408-3005

LPEEPOA does not endorse the individuals volunteering in The Community Connection.


Welcome New Neighbors!

Tiffany & Jeremy Clement

Steven Wagner

Deven O'Hern & Madison Goodlet

Jennifer Ann Davis

Mee Her & Dang Her

Richard Huckaby

7		4						3
	3	6			1			9
	5	9	7			6		
	9				2		8	1
				8				
6	2		3				7	
		7			8	1	2	
8			2			5	9	
9						8		6

This could be your ad!

If you are interested in advertising with the Community Connection please contact newsletter@lpeepoa.com!

Lake Padgett Estates East Board of Directors Meeting Minutes for November 13, 2017

Meeting called to order at 6:30 p.m. by President, Mike Della Penna

Invoked Roberts Rules of Order

Roll Call: *Walt Cosby, Nils Hallberg, Danny Ficetola, John Volpe, Denise DeRemigio, Mike Della Penna and Robert Stone* were present. *Angela Lynch* was not present.

Homeowner's Present: 6 homeowners in attendance

Acceptance of Minutes: *Danny Ficetola made a motion to accept the minutes, John Volpe seconded, Motion carried 6-0*

Correspondence:

Letter from resident inquiring about utilizing the kitchen area for a weekend and catering business. Board discussed and advised Robert Stone to contact the resident and advise that it costs the association \$1000 a month for the electric and utilities when a restaurant has been operated in the past.

Robert Advised that there has been communication with resident Jim Bell about his willingness to voluntarily reach out to local businesses to solicit advertisement with the intention to generate enough advertisement to cover the cost of printing and mailing the newsletter *Walt Cosby made a motion to table discussion on the newsletter until further information is gathered, Nils Hallberg seconded, Motion carried 6-0*

Autumn spoke requesting the Board consider allowing her 4H group to install a mini-loan a book library on the Association grounds. Her 4H group has been working after school hours to build similar mini-libraries in neighboring communities. As a resident she would like to place one on Association grounds where she can monitor the condition of it. The Board discussed the possible location, and agreed that placing it outside near the bottom floor entrance door closest to the playground area, because there are 2 cameras that show that area *Walt Cosby made a motion to approve 4H to install a mini-library on Association grounds, Nils Hallberg seconded, Motion carried 6-0*

Manager's Report: Robert Stone read managers' report.

Unfinished Business:

1. **Racquetball Courts** > Robert Stone advised that the third contractor did submit a bid. The Board discussed the difference in cost, in Linear Footage and Square Footage. The Board of directors directed Robert to have the three contractors to bid for the same amount of square footage so that they can compare the costs for the same amount of work.
2. **Basketball Court Lights** > The Board discussed the costs of repairing the metal halogen light fixtures and the long term costs of the electricity for those lights, and the comparative cost to upgrade to LED fixtures with the long term savings in life span and electricity use. *Walt Cosby made a motion to obtain 3 bids for upgrading the fixtures to LED lights, John Volpe seconded, Motion carried 6-0*

New Business:

1. **ARC Fine Schedule** > Robert Stone explained the current calendar for ARC violation enforcement, and the requested modification of the ARC violation enforcement reducing the amount of time it takes to bring a violation to the fullest extent of enforcement allowed the Association by State Statute. Danny Ficetola stated for the record, he feels that a \$100 fine will alienate residents. *Denise DeRemigio made a motion to implement the new ARC Fine Schedule, Nils Hallberg seconded, Motion carried 5-1*
2. **Outdoor Fitness Equipment** > Robert Stone advised that during a building and grounds meeting, John Thorpe inquired about the fitness room and what options were available, and outdoor exercise equipment was discussed. Three possible options were presented to the Board. Nils Hallberg advised that at properties he has managed with these types of equipment, they are only used for a short time, before the heat, cold and rain will deter the use of the equipment. The Board Directed Robert Stone to look into a used commercial grade universal fitness machine, treadmill, recumbent bicycle, and stationary bicycle
3. **2018 Budget** > Danny Ficetola advised that the budget was balanced with no raise in homeowners dues. Board discussed categories. *Danny Ficetola made a motion to accept the 2018 budget as submitted by the finance committee, John Volpe seconded, Motion carried 6-0*

Old Business:

1. **Racquetball Pavilion** > Danny Ficetola advised that he was able to get Charlie who is a resident to make the repairs to the roof of the pavilion at the Racquetball Court for \$550.

Committee Reports:

1. **Architectural:** Chris Cosby advised that a resident did come to the meeting because of a first courtesy notice, and she explained that she is working with her insurance because of the damage being a result of her shingles not being installed properly. Chris also advised that Pasco County Government's Web Site shows all debris in our area as having been cleaned up, so she conducted a patrol and noted 44 properties that still had tree debris, and she will monitor them. There are 71 new violations, 23 second violations, and closed 47 violations.

2. **Social and Youth:** Nils Hallberg advised that the Founders Day event is this coming Saturday, and Hungry Harry's has donated three trays of pulled pork with the buns, as well as a linen store donated towels, sheets and a comforter all for the raffles. Denise DeRemigio advised that there will be a youth Christmas party on December 19th. In the afternoon will be the younger ages, and then in the evening will be a dance for the teenagers.
3. **Building and Grounds:** Danny Ficetola advised that he would like to have painting of the underside of the roof of the Racquetball court pavilion's roof added to the list of maintenance items. Robert Stone advised that it would be added.
4. **Finance:** Danny Ficetola advised that the budget has been completed and sent to the Board for approval as discussed earlier. Robert Stone advised that one of the delinquent accounts has submitted a check for \$5800 to cover the delinquent dues and Arc Fines.
5. **PACA:** Mike Della Penna advised that the PACA meeting discussed the hit Pasco County took from the hurricane, and the urging by the county to have HOAs make plans for disaster recovery.
6. **Disciplinary:** Mike Della Penna advised that the meeting is scheduled for Thursday, October 26th.
7. **Governing Docs.:** No meeting scheduled at this time.

Announcements: ARC Meeting: Nov 21st | Social Committee: Nov 15th | PACA: Nov 11th | Building & Grounds: TBD | Finance Committee: Nov 16th | Condo Meeting: Nov 23rd | Disciplinary Meeting: Nov 15th | POA Board Meeting: Nov 27th | Youth Committee: Nov 9th

Walt Cosby made a motion to close the open meeting and open the closed meeting, Danny Ficetola seconded, Motion passed 6-0

John Volpe made a motion to close the closed meeting and open the open meeting, Denise DeRemigio seconded, Motion passed 6-0

John Volpe made a motion to adjourn the open meeting, Motion passed 6-0

Lake Padgett Estates East Board of Directors Meeting Minutes for November 27, 2017

Meeting called to order at 6:33 p.m. by President, Mike Della Penna

Invoked Roberts Rules of Order

Roll Call: Nils Hallberg, Danny Ficetola, John Volpe, Mike Della Penna, Angela Lynch and Robert Stone were present. Denise DeRemigio was attended by phone. Walt Cosby was not present.

Homeowner's Present: 5 homeowners in attendance

Acceptance of Minutes: Nils Hallberg made a motion to accept the minutes, John Volpe seconded, Motion carried 6-0

Correspondence:

Robert Stone updated the Board that two vendors have submitted bids for converting the Basketball Court lights to LED fixtures. Nils Hallberg made a motion to move forward with the lowest bid once the third vendor has submitted their proposal with a maximum expenditure of \$7500, John Volpe seconded, Motion carried 6-0 Robert Stone advised that a resident approached him with the offer to purchase slightly used gym equipment that he has been hired to remove the equipment from a clients guest house where it is currently located in order to paint and prepare the property to sell. The Board directed Robert to inspect the equipment and then advise the Board by phone for a vote to purchase.

Manager's Report: Robert Stone read managers' report.

Unfinished Business:

1. Racquetball Courts > Robert Stone presented the three updated bids for the 100 ft by 3ft of stucco to be replaced. Angela Lynch made a motion to contract with Kat Stucco for \$3970 and confirm the 100 Linear Feet by 4ft, Danny Ficetola seconded, Motion carried 6-0.

New Business:

1. **Founders Day Event** > Cynthia Pink advised that Founders Day's numbers were \$860 in expenses, donations were \$866, \$1391 in register sales between vehicle registrations and ticket sales. Total was \$1797. Robert Stone advised that the Car promotor and DJ were \$210 the photographer was \$125.
2. **Policy Change** > Nils Hallberg advised that he requested the topic to be added to the agenda. Angela Lynch advised that Policy Change is to general a topic, and it doesn't allow homeowners to speak about a specific Policy Change if they want to. Nils Hallberg advised that he wants to discuss non-resident employees utilizing the facilities and causing issues in the facilities as part of their employment. Mike Della Penna advised that he believes that Angela was correct that the "policy change" subject was to general a description, and didn't allow homeowners the ability to speak about the specific topic of employee benefit of utilizing the association facilities. Topic tabled until the next board meeting.

Old Business:

1. **Racquetball Pavilion** > Danny Ficetola advised that he Charlie did repair the bottom edge of the gazebo roof including adding in fascia to prevent the water rot problem in the future.

continued on next page...

Lake Padgett Estates East Board of Directors Meeting Minutes for November 27, 2017 continued...

2. **Pool Maintenance Gate** > Robert Stone advised that the gate has been repaired with custom modified hinges.
3. **Down Stairs Ice Machine** > Robert Stone advised that Jai was able to obtain a used ice bin for no cost, and was able to install the ice machine and get it running. The machine is working great.
4. **Cellular Phone Tower Contract** > Robert Stone advised that Abby O'Connell contacted him about a section of the Cellular Tower Amendment that repeated wording of the original contract, and needs to have the wording modified to nullify the original contract wording. This will allow the benefits of the Amendment to take effect. Nils Hallberg pointed out a sentence stating that "Section 3" is eliminated, which is the wording for Rent and Escalation. Robert Stone was directed to check with the attorney for clarification and to make sure that the Rent and Escalation clause is still in effect.

Committee Reports:

1. **Architectural:** Robert Stone advised that there were 8 first fines and 2 second fines. There were also 2 modifications approved.
2. **Social and Youth:** Denise DeRemigio advised that one December 16th there are 2 youth Christmas Parties, in the morning for the young kids and a dance in the evening for the teenagers. Nils Hallberg advised that the Social Committee is planning new years, and the Association is providing 2 Hams, and the party theme is Disco. The cost is \$5 to eat or bring a side dish. DJ Jimmy has been scheduled, for the same cost of \$550.
3. **Building and Grounds:** No meeting scheduled at this time.
4. **Finance:** Angela Lynch advised that meeting was cancelled due to health issues.
5. **PACA:** Mike Della Penna advised that the PACA meeting in November was a workshop and he was unable to attend.
6. **Disciplinary:** Mike Della Penna advised that there were 5 homeowners that had their privileges suspended due to non-payment of Dues.
7. **Governing Docs.:** No meeting scheduled at this time.

Announcements: ARC Meeting: Dec 5th | Social Committee: Nov 28th | PACA: TBD | Building & Grounds: TBD | Finance Committee: Dec 21st | Condo Meeting: Dec 21st | Disciplinary Meeting: Dec 20th | POA Board Meeting: Dec 11th | Youth Committee: Nov 30th

Angela Lynch made a motion to adjourn the open meeting, Motion passed 6-0

January 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	1	2 ARC - 6:30pm	3	4	5	6
7	8 BOD - 6:30pm	9	10 BINGO 7pm	11	12	13
14	15	16 ARC - 6:30pm	17 Disciplinary 7pm	18 Finance 6:30pm	19	20
21	22 BOD - 6:30pm	23	24 BINGO 7pm	25	26	27
28	29	30	31	1	2	3

FROM THE ARCHITECTURAL BOARD

WHAT DOES THE ARCHITECTURAL BOARD DO?

The Architectural Board is charged with the administration and enforcement of the architectural restrictions as set forth in the Declaration of Covenants, Conditions and Restrictions. The Architectural Administrator's duties are to inspect, photograph, and present violations to the Arc Board and to follow up to insure compliance for due process. The Architectural Board and the Administrator's only duties are to comply with the DCCR's impartially and fairly to ensure that the community standards are maintained.

The Architectural Board works very hard to keep up the standards of the community. There is always going to be those people who will not comply no matter what we do: fining and attorney intervention doesn't always work. Foreclosed properties are always a problem because the homeowners leave and the banks don't want to keep up the property. Investment companies have also purchased many properties in the community. Many homes are now rentals and they don't always want to comply with the DCR's either. We are all trying very hard to make this neighborhood better. It **is** working!

This is a deed restricted community, and everyone must abide by the Declaration of Covenants, Conditions and Restrictions. If you are planning to do any renovations to the outside of your home (painting, new roof, windows, fencing, etc.) please request a Modification Request Form from the office. Exterior improvements to your home must be approved by the Architectural Board, and some of these may require Pasco County Permits before the work is done.

There are several Violations that continue to remain an on-going problem. For instance: Trash cans! LPEE trash pickup is Tuesdays and Fridays. Please put your trash cans out on Monday nights and Thursday nights, and remember to put them away! Article VI, Section 6, Paragraph 4 which states in part: **"All garbage cans shall be screened from view from any street in the subdivision."**

If you have any questions about violations and would like a copy of the Summary of the DCCR's, or you need additional time to complete a project, please contact the office at 813-996-4441 or email the architectural administrator at arcadmin@lpeepoa.com.

- Architectural Administrator

Christmas Tree Recycling



If you would like to recycle your Christmas tree, Pasco County Recycling will take it from **December 26, 2017 to January 7, 2018** at designated locations.

Trees can be dropped off during normal business hours at **the recreation complex on 3032 Collier Parkway**. You may also pick up any trees that have been recycled.

Do you wish to file a complaint to the Architectural Board?

go to www.lakepadgetteast.com/file-a-complaint



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.

Monthly Advertising Rates & Sizes

Business Card	\$25.00
1/4 Page	\$50.00
1/2 Page	\$100.00
Full Page	\$150.00

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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