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VOLUME 9, ISSUE 4
April 2018

To all Members of Lake Padgett Estates East,

I want to personally thank you for the record turnout voting for the 4 new members of the Board of Directors. To the new members of the Board, I want to thank you for your willingness to serve the community, and welcome you to the Board. I look forward to working with the Board to make the as many improvements and positive changes as we can.

I also want to thank the Youth Committee for all their hard work and time they have spent planning, organizing and running the events. I want to thank Lucky's Auto Body for the generous donation of the larger movie screen, looking forward to everyone's reaction at the next movie night.

Let me remind everyone that this is a new year, so you need to get your Membership IDs updated, so that you are ready to enjoy all the amenities with the upcoming warm weather.

Please remember to have your ID card with you and easily accessible if you are coming up to use the recreational facilities. Hope everyone has a great April.

Robert Stone, CAM

Property Manager
manager@lpeepoa.com

Lake Padgett Estates East POA
P.O. Box 489
Land O Lakes, FL 34639
(813)996-4441 Office
(813)996-3842 Fax

MOVIE NIGHTS

A Bug's Life

April 14th, 7:30pm

Jumanji (2017)

April 28th, 7:30pm

- outside the clubhouse
- food will be available

**COMMUNITY
YARD SALE**

**Saturday,
April 28th**

LAKE PADGETT ESTATES EAST
Community Connection

DESCRIPTION	CURRENT ACTUAL	
INCOME		
41010 ASSESSMENTS	38,976.67	77,936.34
41040 ADVERTISING INCOME	0.00	0.00
41050 ARC FEE	45.00	130.00
41055 ARC FINES	0.00	(97.00)
41060 ASSESSMENTS RES	5,833.33	11,666.66
41090 GUEST FEE	0.00	60.00
41100 ADMINISTRATIVE INCOME	(45.00)	270.00
41101 LATE FEES	755.00	1,774.00
41102 NSF FEE	0.00	0.00
41103 ADMIN FEES LIENS	0.00	0.00
41104 INT INC MEMBERS	0.00	0.00
41107 MISC INCOME	700.00	766.90
41108 SPECIAL ASSESSMENTS	0.00	0.00
41120 AFF MEM DUES	320.00	630.00
41365 REIMB LGE UTILITIES	383.33	725.00
41375 REIMB LGE INS	716.01	1,347.34
41380 REIMB WORK COMP INS	166.66	322.66
42117 CELL TOWER	2,131.23	4,233.52
42118 TENNIS ACADEMY	160.00	160.00
42119 POOL INCOME	0.00	0.00
48023 INTEREST RESERVES	3.09	11.05
49010 LGE SALES	15,426.25	32,157.75
49020 LGE GUEST FEE	444.00	849.00
49060 FUNCTION SALES	0.00	0.00
49075 LGE VENDING INCOME	426.23	426.23
49080 ROOM RENTAL	135.00	390.00
TOTAL INCOME	66,576.80	133,759.45
EXPENSES		
59110-59430 LGE EXPENSES	13,721.34	27,238.97
70020-79680 ADMINISTRATIVE	9,210.83	23,609.31
80020-80635 BUILDING	6,149.90	7,927.18
81010-81635 GROUNDS	9,348.00	15,225.50
82010-82090 PAYROLL	21,871.43	42,997.19
83020-83635 RECREATION	646.15	3,056.99
84010-84060 UTILITIES	5,703.05	10,572.23
85010-85030 ARC EXPENSES	68.14	140.84
TOTAL EXPENSE	66,718.84	130,768.21
RESERVE REIMBURSEMENT	5,833.33	16,916.66
NET INCOME/LOSS	(5,975.37)	(13,925.42)

President.....	Denise DeRemigio
Vice President.....	John Volpe
Treasurer.....	Angela Lynch
Secretary.....	Walt Cosby
Members at Large.....	Kimberly Walsh
	Mike Place
	Luke Noss

Executive Director.....Robert Stone
manager@lpeepoa.com

Bookkeeper.....Kori Emmons
bookkeeper@lpeepoa.com

Architectural Administrator.....Chris Cosby
arcadmin@lpeepoa.com

LoungeLynn Lanzone
lounge@lpeepoa.com

MaintenanceJoe Cleary
maintenance@lpeepoa.com

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

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

Pool Hours

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

Lounge Hours

Mon - Thur: 4pm - 11pm
Last call: 10:40pm

Friday: 4pm - 2am
Last call: 1:15am

Saturday: 12pm - 2am
Last call 1:15am

Sunday: 1pm - 10pm
Last call: 9:40 p.m.

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
 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!

Alan & Linda Gaddie

Hala & Wendy Hafner

Frank Rich

**Would you like to give your neighbors a warm welcome?
 Join the Welcoming Committee!**

The goal of the newly-formed Welcoming Committee is to strengthen the bonds of our community by providing helpful information about the HOA and Land O' Lakes to new homeowners. If you're interested in volunteering, please contact the office at 813-996-4441, or send an email to general@lpeepoa.com.

**First Meeting: LPEE clubhouse
 Friday, April 6th, 6:30pm—7pm**

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 February 12, 2018

Meeting called to order at 6:32 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, Angela Lynch and Robert Stone were present.

Homeowner's Present: 5 homeowners in attendance

Acceptance of Minutes: Denise DeRemigio made a motion to accept the minutes, Johnny Volpe seconded, Motion carried 7-0

Correspondence:

Robert Stone supplied a letter from James Thacker from Elkins Park PA inquiring about Bonds issued by Lake Padgett Estates East Road and Bridge District in 1973 for the planning and paving of the roadways in the community. Danny Ficetola advised that the Association paid money owed to Pasco County for the road in 1992, and Pasco County would have been responsible to pay back the bond holders.

Manager's Report: Robert Stone read managers' report

Unfinished Business:

1. **Beer on Tap Kegorator >** Robert Stone advised that Fabiens removed the old Kegorator and installed the new Kegorator once the contractor made the cut necessary to the granite countertop for the increased size of 95 inches from the old 90 inches. Everything is up and running well. Board requested an update on the repayment schedule to pay the Association back for the upfront cost of the Kegorator
2. **Employee Manual >** Robert Stone advised that the updated Employee Manual has been updated and is ready to be handed out to the employees. Nils Hallberg made a motion to accept the updated Employee Manual, Board discussed, Motion failed 0-6 Angela Lynch advised that the health care wording needs to be updated from Group Policy to Individual Policy which the full time employees obtain themselves from the Healthcare Marketplace Nils Hallberg made a motion to approve the Employee Handbook with the healthcare policy wording changed, Denise DeRemigio seconded, Motion passed 7-0

New Business:

1. **Florida Community Bank CD >** Robert Stone advised that he would recommend depositing the Mutual of Omaha CD directly into a CD with Florida Community Bank, and then deposit the \$20,000 bonus into a Money Market account for a few months, so that we have a CD that matures once every quarter. Board discussed depositing the money from the Mutual of Omaha CD and the \$20,000 cell tower contract renewal bonus into the same 15 month CD at FCB at this time. Nils Hallberg made a motion to open one 15 month CD with the money from the Mutual of Omaha CD that matured and the \$20,000 cell tower contract renewal bonus, Angela Lynch seconded, Motion passed 7-0
2. **Irrigation at the Community Entrance >** Robert Stone advised that he has had a response from Lube's Well Drilling, and is working on getting a starting date. Robert advised that while working with Northside Landscaping it was suggested that the Association could obtain a price from Tampa Well, or consider making the repairs to the irrigation system to use low flow irrigation heads and maintain a manageable water bill without the expenditure of installing the well. Richard Ellis from Northside Irrigation recommended verifying the well would have a Bermad Valve and is a clean water well and to understand that if the well is pulling water high in iron, it would cause orange discoloration, and require a Rustaid System to keep the plants healthy. The Board discussed and agreed that a well was needed due to the number of zones and area that will be watered. Richard advised that there is a large number of broken sprinkler heads as well as double heads that are right next to each other and are unnecessary. Richard advised that the repairs needed for the system to function properly and be ready for new plantings would be \$1,420. Danny Ficetola made a motion to make the repairs to the sprinkler system totaling \$1,420, Johnny Volpe seconded, Motion passed 7-0

Old Business:

1. **Stormwater Weir >** Robert Stone advised that he spoke with the supervisor Shea Dawson, and was advised that a project manager was going to be out on the property in the next week to survey the area and determine what is the next step to completing the project.

Committee Reports:

1. **Architectural:** Denise DeRemigio advised that Adam Jonas has volunteered to take a open seat on the Architectural Review Board. Denise DeRemigio made a motion to appoint Adam Jonas, Danny Ficetola seconded, Motion passed 4-2-1 Walt Cosby abstained
2. **Social and Youth:** Nils Hallberg advised that the Social Committee is still looking for volunteers. Denise DeRemigio advised that the monthly family movie night had a great turn out with more than 50 people in attendance. There is a Valentine's Day Dance planned for the teens and then for adults after. There is another Family Movie night planned for Saturday, March 10th.
3. **Building and Grounds:** No meeting scheduled at this time.
4. **Finance:** Angela Lynch advised that the meeting is next week.
5. **PACA:** Mike Della Penna advised that Kurt Brown was the guest speaker and was very informative, but the committee is still discussing having quarterly meetings instead of monthly
6. **Disciplinary:** Mike Della Penna advised that the meeting is in two weeks.
7. **Governing Docs.:** No meeting scheduled at this time.

Announcements: ARC Meeting: Feb 20th | Social Committee: TBA | PACA: TBA | Building & Grounds: TBA | Finance Committee: Feb 15th | Condo Meeting: Feb 22nd | Disciplinary Meeting: Feb 21st | POA Board Meeting: Feb 26th | Youth Committee: Mar 8th

Nils Hallberg made a motion to close the open meeting and open the closed meeting, Angela Lynch seconded motion, Motion passed 7-0

Angela Lynch made a motion to close the closed meeting and open the open meeting, Walt Cosby seconded motion, Motion passed 7-0

Nils Hallberg made a motion to adjourn the meeting, Motion passed 7-0

Lake Padgett Estates East Board of Directors Meeting Minutes for February 26th, 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, Angela Lynch and Robert Stone were present.

Homeowner's Present: 4 homeowners in attendance

Acceptance of Minutes: John Volpe made a motion to accept the minutes, Denise DeRemigio seconded, Motion carried 7-0

Correspondence:

Robert Stone advised that Mankin Law group requested authorization to move forward with foreclosure procedures on a delinquent homeowner Account number Danny Ficetola made a motion to authorize Mankin to move forward with foreclosure procedures, John Volpe seconded, Motion carried 7-0

Manager's Report: Robert Stone read managers' report

Unfinished Business:

1. **Entrance Well >** Robert Stone advised Lubee's Well Drilling is having a contractor marking all underground utilities, and then he will be out on site drilling the well between March 12th and March 15th.

New Business:

1. **Golf Cart >** Robert Stone advised the Board that the White utility golf cart overheated again, and this time it melted wires and the switch that selects forward, neutral and reverse, and is locked into forward. The Red patrol cart has a king pin front suspension that needs replacement at this time to prevent additional damage. The initial estimate to repair both carts is \$1,500, with expectations of additional repairs needed once they are taken apart to repair. Golf Carts of Tampa Bay will give \$1200 credit towards a remanufactured gas powered Yamaha golf cart with coil over suspension with a one year warranty for \$3,150 plus tax. Board discussed positives and negatives fixing one of the golf carts and postponing purchasing a new cart. Board directed Robert Stone to work on negotiating on having the taxes paid out of the \$3,150, but pay the taxes if not. Nils Hallberg made a motion to trade in our 2 current golf carts and purchase the 2012 Yamaha golf cart from Golf Carts of Tampa Bay for \$3,150 plus tax, Danny Ficetola seconded, Motion passed 7-0
2. **Seal Coat for Running Track >** 3 bids were obtained from Central Florida Asphalt LLC for \$2,180 for 2 coats of sealer, but they do not address the cracks. Pavemaster will seal the track for \$3,800, and if they filled the cracks, it would be \$4,750. Oceanside Paving will use 2 coats of sealer for \$2,450 and fill the cracks for \$700 totaling \$3,150. Board discussed the bids including types of sealer that the companies use. Angela Lynch made a motion to contract with Oceanside Paving to apply 2 coats of sealer and fill the cracks for a total cost of \$3,150, Danny Ficetola seconded, Motion passed 7-0
3. **Candidates for 2018-2019 Board of Directors >** Robert Stone advised that he had received intent to run forms from John Volpe, Lucas Noss, Mike Place, Hailey Sheridan, John Thorpe, and Kim Walsh. Danny Ficetola advised that he is going to run for re-election, and Nils Hallberg advised that he would be running for re-election as well. Total number of candidates is 8. Denise DeRemigio requested the Board schedule special Board meeting for meet and greet sessions for the residents to come up and meet the candidates at 7 pm on the Thursday the 8th of March and Monday the 19th of March. Danny Ficetola made a motion to schedule two Special Board Meetings as meet and greet sessions March 8th and March 19th, Denise DeRemigio seconded, Motion passed 7-0
4. **Annual Meeting March 26th 2018 >** Robert Stone advised that paperwork for the Annual meeting will be completed and the materials will be picked up for processing and mailing on Friday March 2nd. Mike Della Penna volunteered to process the sealed ballot envelopes to have them ready to be opened and counted at the Annual Meeting. Sherril, Kathy, and Joe volunteered to count the ballots, and the Board agreed 7-0. Danny Ficetola made a motion to make the repairs to the sprinkler system totaling \$1,420, Johnny Volpe seconded, Motion passed 7-0 Angela Lynch made a motion to close the nomination of candidates for the Board, Nils Hallberg seconded, Motion passed 7-0

Old Business:

1. **Stormwater Weir >** Robert Stone is waiting on a call from the Project Manager.

Committee Reports:

1. **Architectural:** Chris Cosby advised that 28 violations have been corrected in the last two weeks. 5 properties were sent 1st fines, March 12th an inspection of the neighborhood will be conducted for mold and mildew with resulting violation letters mailed out.
2. **Social and Youth:** Nils Hallberg advised that the Social Committee is still looking for volunteers. Denise DeRemigio advised that the youth valentine's day went well. Another family movie night is scheduled for March 10th for the movie HOP.
3. **Building and Grounds:** No meeting scheduled at this time.
4. **Finance:** Angela Lynch advised that for the first time that she can remember the Lounge is in the Black for the month of January. Angela Lynch requested that if anyone knew of a resident that would be willing to volunteer to be on the Finance Committee, because Mike Annucci is resigning from chairperson and the committee as he is selling his home
5. **PACA:** Mike Della Penna advised that he is waiting on notification on when the next meeting is scheduled.
6. **Disciplinary:** Mike Della Penna advised that 5 members lost their privileges for being delinquent on dues.
7. **Governing Docs.:** No meeting scheduled at this time.

Announcements: ARC Meeting: Mar 6th | Social Committee: TBA | PACA: TBA | Finance Committee: Mar 15th | Disciplinary Meeting: Mar 21st | Condo Meeting: Mar 22nd | POA Board Meeting: Mar 12th | Building & Grounds: TBA | Youth Committee: Mar 8th

Nils Hallberg made a motion to adjourn the meeting, Motion passed 7-0

Greetings, Earthlings! A happy Earth Day to you all!

Join us on Friday, April 20th as we celebrate Earth Day and welcome back DJ Clint from 8-1am. Earth Day was created to inspire awareness and appreciation for the Earth's environment. Well it has especially inspired our Youth Committee! They are planting a Butterfly garden inside the pool area! How cool is that!! Ground-breaking will be held on Sunday, April 22nd from 12-3pm. Because of this, all decorations for Saturday night will be Eco-friendly and will be donated to Youth Committee for their garden! Let's sing and dance and celebrate Mother Earth!

Now it is time for a fiesta! Ole! On Saturday, May 5th we are celebrating "Cinco de Mayo"! We promised a food truck and we delivered! Forget cooking that night and enjoy the "mind blowing good food" from Casablanca Fusion! The truck will start serving at 6pm until 8pm! The All Purpose Room will be set up with tables so you can be comfortable and enjoy your meal with your family! Let the Fiesta continue with entertainment by DJ Jimmy from 8pm to 1am! FIES-TA FIESTA!

Plans are being made for the Memorial Day Picnic on May 28th. Check details in the May newsletter Hideout article, our website www.lakepadgetteast.com and Facebook page Lake Padgett Estates East POA and The Hideout Social Club!



See you at The Hideout,
Heather, Jerad, Kim, Kyle & Lynn

April 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 CLOSED	2	3 ARC - 6:30pm	4 BINGO 7pm	5	6 Welcoming Committee 6:30pm	7
8	9 BOD - 6:30pm	10	11	12 Youth Committee 6:30pm	13	14 Family Movie Night <i>A Bug's Life</i> 7:30pm
15	16	17 ARC - 6:30pm	18 Disciplinary BINGO 7pm	19 Finance 6:30pm	20 Earth Day Party 8pm-1am	21
22 Youth Earth Day Event 12pm-3pm	23 BOD - 6:30pm	24	25	26	27	28 Movie Night <i>Jumanji</i> 7:30pm
29	30	1 ARC - 6:30pm	2 BINGO 7pm	3	4	5 Cinco De Mayo Food Truck 6pm-8pm

FROM THE ARCHITECTURAL BOARD

IS WINTER OVER YET?

This winter has been very hard on most all of the plants, shrubs, and grasses in our area. With the freezing temperatures we had and the cold weather continuing, it is difficult for our yards to look good. Many of you are working in your yards; trimming, planting and doing upscale landscaping. The pride, hard work and continuous effort has been noticed! We have also seen many of you doing the necessary pressure washing that our homes seem to need about this time of year. During the month of April inspections will begin regarding the mold/mildew around the exterior of our homes. Don't forget your mailboxes!

Remember to take just a minute and be sure your trash cans are removed from the front of your home and they need to be **out of view from the street**.

Company coming and no place to park except in your yard? You can call the office, or send an email, give us the dates, and times and we will gladly work with you regarding this situation.

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

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

Lovely Lot for March

23301 Chelsea Loop



Attention Neighbors!

We love our pets: however, not everyone loves your pet poo in their yard! Please be considerate of your neighbors and pick up after your animals. It's just the right thing to do!



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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