



INCLUDED IN THIS MONTHS NEWSLETTER

- Phone List | Page 2
- Financials | Page 3
- Bio's | Page 6 & 7

Volume 15, Issue 3
March 2024

ANNUAL MEETING NOTICE

The Annual Meeting of the Lake Padgett Estates East Property Owners Association will be held on Monday, March 25, 2024 at 6:30 pm in the Clubhouse General Purpose Room. The nominations for the Board of Directors were closed at the end of February. We have six (6) homeowners running with only four (4) vacancies on the Board. Therefore, an election will be necessary.

AGENDA

The Agenda for this meeting will be as follows:

1. Call to Order
2. Invoke Robert's Rules
3. Roll Call
4. Pledge of Allegiance
5. Acceptance of Minutes
6. Certification of Quorum
7. Affidavit of Notice
8. Announcement of 2024 Board Members
9. Old Business/New Business
10. Adjournment

Following the Annual Meeting, the Board will hold its organizational meeting for the purpose of choosing its officers for the upcoming year.

Upcoming Events...

The Hideout's St. Patty's Day Celebration

*Sunday, March 17th
5pm-8pm*

Pictures with the Easter Bunny

*Saturday, March 23rd
1pm-3pm*

COMMUNITY YARD Sale

*Saturday, April 27th
8am-3pm*

BOARD OF DIRECTORS 2023

President.....Kim Walsh
Vice President.....Richard Ellis
Treasurer.....Danny Ficetola
Secretary.....Lisa Kovach
Members at Large.....Mike Place
Debbie Moltisanti
Anthony DiCristopher

OFFICE STAFF

Executive Director.....
manager@lpeepoa.com
Bookkeeper.....Kori Brown
bookkeeper@lpeepoa.com
Architectural Administrator..... Lisa Evans
arcadmin@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

Frontier, cable
frontier.com..... 800-921-8101
Spectrum, cable
brighthouse.com..... 833-267-6094
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

Myrtle Lake Baptist Church

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

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



LOCAL/LONG DISTANCE TOWING & TRANSPORT

George Csanadi
813-713-4233
George@GCSTransport.com

Lake Padgett Estates East P.O.A
INCOME/EXPENSE STATEMENT, JANUARY 2024

INCOME		
41010 ASSESSMENTS	47,605.67	47,605.67
41040 ADVERTISING INCOME	0.00	0.00
41050 ARC FEE	200.00	200.00
41055 ARC FINES	(297.00)	(297.00)
41060 ASSESSMENTS RES	10,583.33	10,583.33
41090 GUEST FEE	0.00	0.00
41100 ADMINISTRATIVE INCOME	0.00	0.00
41101 LATE FEES	(85.00)	(85.00)
41104 INT INC MEMBERS	0.00	0.00
41107 MISC INCOME	550.00	550.00
41110 USAGE FEES RES	0.00	0.00
41120 AFF MEM DUES	1,456.00	1,456.00
41365 REIMB LGE UTILITIES	891.67	891.67
41375 REIMB LGE INS	1,083.33	1,083.33
41380 REIMB WORK COMP INS	333.33	333.33
42117 CELL TOWER	0.00	0.00
42118 TENNIS ACADEMY	0.00	0.00
42119 POOL INCOME	0.00	0.00
48023 INTEREST RESERVES	.46	.46
49010 LGE SALES	16,238.03	16,238.03
49020 LGE GUEST FEE	165.00	165.00
49060 FUNCTION SALES	770.00	770.00
49075 LGE VENDING INCOME	0.00	0.00
49080 ROOM RENTAL	255.00	255.00
TOTAL INCOME	79,749.82	79,749.82
EXPENSES		
59110-59430 LGE EXPENSES	12,787.24	12,787.24
70020-79680 ADMINISTRATIVE	15,102.40	15,102.40
80020-80635 BUILDING	1,785.18	1,785.18
81010-81635 GROUNDS	1,150.00	1,150.00
82010-82090 PAYROLL	23,372.36	23,372.36
83020-83635 RECREATION	0.00	0.00
84010-84060 UTILITIES	5,230.98	5,230.98
85010-85030 ARC EXPENSES	0.00	0.00
TOTAL EXPENSE	59,428.16	59,428.16
RESERVE REIMBURSEMENT	10,583.33	10,583.33
NET INCOME/LOSS	9,738.33	9,738.33

Neighborhood Corner...

**LOCAL SERVICES &
CONTACTS**

If you are interested in listing your services (such as babysitting, lawn mowing, etc.) within the community, please contact us via general@lpeepoa.com or call (813) 996-4441 and let someone in the office know so we can publish your details here in the newsletter.

Aurelia's Pup Care

Aurelia West
Dog Sitter/Walker
813-892-8829

Land O' Lakes, FL

Jenwest.jw@gmail.com

**What would you like to see in
the Community Connection?**

Do you have any ideas for the newsletter? Are there any articles or content you would like to see in the next issue? Would you like to write an article of your own?

All suggestions are welcome! Just shoot an email over to general@lpeepoa.com. I'd love to discuss your ideas!

- Kori Brown, your newsletter editor

MARCH 2024

Sun	Mon	Tues	Wed	Thu	Fri	Sat
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Food Truck
5-8

BINGO
6:30pm

Board Meeting
6:30PM

Disciplinary
6:30PM

Finance
6:00PM

Pictures with the Easter Bunny
1-3pm

Annual Board Meeting
6:30PM

Building & Grounds Closed

BOLT

TENNIS ACADEMY

FOUNDATION WINTER PROGRAM 2024

STARTING JANUARY 8TH

GREEN DOT: AGES 8-10
MONDAY - WEDNESDAY
4:30-5:30 PM

ORANGE BALL: AGES 6-7
TUESDAYS - THURSDAYS
4:30-5:30 PM

RED BALL: AGES 4-5
THURSDAYS & FRIDAYS
4:30-5:30 PM

bOUNX
SPORT

DOWNLOAD THE BOUNX SPORT APP
TO REGISTER!

LAKE PADGETT ESTATES EAST
FOR MORE INFORMATION CALL
COACH OSCAR
309-242-0060



Board of Directors Candidates

My name is Richard Ellis I'm 51 years old and I moved to this community when I was only 15 years old. I love the slow pace of the area and Lake Padgett estates since then a lot of things have changed and I'm still willing to work for my community to protect their investment. If you don't know me I'm a very fair and compassionate person. I'm currently on the board as vice president, and I hope that you seen many changes this past year yes, some have been good and others bad but I'm just one person trying to make a difference .With your support I will work for you the best to my ability. I have the upmost respect for everybody in our community and my line of communication has always been open to anybody. There is still work to be done so with your support I'll try my best to make this happen.

Thank you, *Richard Ellis*

I am a long time resident of Lake Padgett Estates East and I am running for re-election to the Board.

I have previously served on the Building and Grounds Committee, the Architectural Committee, Disciplinary Committee, By-Laws Committee and the Finance Committee. Here is where I have PUSHED to keep our assessments down and to reduce recurring operating costs.

My goal is to make Lake Padgett Estates East a place we can enjoy and raise our families. I served our country in the United States Marine Corp. I served two tours in Vietnam.

I have extensive knowledge of the history of our Community — I only have the best interest of the community at heart. I have no agenda — but to keep our operating costs as low as possible and to serve you. I am asking for your support and vote this March. I have enjoyed being on the Board and serving you.

Thank you, *Daniel Ficetola*

My name is Michael Kocsis. I moved to the Tampa Bay Area in 1978 and to LPEE in 2016.

I'm just an average guy who works, raised 2 boys, enjoys my grandchildren and enjoys life in general. I don't have any "special" qualifications to be an LPEE board member except for patience (remember, I raised 2 boys), respect for others, and a bit of intelligence thrown in. I've been told that I ask good questions.

If I become a board member I will listen to all views of a situation and recommend/vote what I believe is the correct path while following the bylaws. That's all I can promise.

Thank you for your consideration.

Michael Kocsis

Greetings LPEE Homeowners,

My name is Lisa Kovach and I would like to announce my candidacy for a position on the LPEE HOA Board of Directors. I'm looking forward to working with other board members, volunteers, and of course more importantly, you the homeowner.

For those who don't know me, I have lived in LPEE for 23yrs. My husband and I raised 3 great kids here. I am originally a South Tampa girl born and raised. I moved to Pasco in 1992 and have never wanted to be any place else. I previously served 4 years on the Architectural Board before joining the Board of Directors. My goals for our community are as follows:

- Keeping our community SAFE
- Keeping our community Beautiful
- Keeping our community a place where folks want to live and raise families.

Thank you for your consideration.

Lisa Kovach

Board of Directors Candidates Continued

My name is Cynthia Reddig and looking to serve on the Board of Directors for LPEEHOA.

I've been living in this community for 30 years, have been a past Board member, Chair of the Social Committee, volunteered on the Finance Committee and for years for various events.

I'm committed to serving this community, making this a better place. It's nice to see all the young families moving in, looking forward to making a difference and working with those who are willing to work aside the Board. It's extremely important that residents get involved, attending meetings is the first step so you know what is going on in the community.

Most importantly, in order for our community to be successful, we really need volunteers.

It takes a village to be successful.

Thank you,
Cynthia Reddig

My name is Sirita Tilke and I am excited to announce my candidacy for a position on the Lake Padgett Estates East HOA Board of Directors. I am looking forward to working amicably with other board members and our volunteers, as well as, the management team, in an effort to continue in making Lake Padgett Estates East a great community for all our neighbors to live in.

For those who do not know me, I bought my first home here a little over 6 years ago. I believe my background within a military community and my years of working in law enforcement and the legal field would make me an ideal candidate for the position. Thus, I believe that I have the necessary ethics and values to help our community flourish.

My goals are your goals. Therefore, I strive to be the ear to your voice and the voice to our community. One person can't make a community great, however, all of us together can.

Believe in me who believes in you and vote for me at the next HOA Lake Padgett Estates East Board of Directors election.

Truly yours,
Sirita Tilke



Shay's Place

813-388-6166

Mon: CLOSED

Tues: CLOSED

Wed-Thu: 4:30pm - 9:30pm

Fri: 4:30-10pm

Sat: 12pm - 10pm

Sun: 12-9pm



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	\$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.



BINGO NIGHT

MARCH 13TH @ 6:30PM

\$10 FOR \$10 GAMES

PLAY FOR A CHANCE TO WIN!

