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Volume 17, Issue 6

March 2026

LAKE PADGETT ESTATES EAST
Community Connection

ANNUAL MEETING NOTICE

The Annual Meeting of the Lake Padgett Estates East Property Owners Association will be held on Monday, March 23, 2026 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 eight (8) 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 2026 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.

Community News

As winter comes to an end and we transition into spring, it is time to begin preparing our properties for the season ahead.

First, please remember that holiday lights and decorations were required to be removed by January 31st. If any seasonal décor remains, we ask that it be taken down promptly.

Now is also the perfect time to refresh your landscaping. Flower beds should be cleaned and maintained, with dead or dying plants removed and replaced as needed. Keeping landscaping neat and healthy helps maintain the overall beauty of our community.

Additionally, Please inspect your home and surrounding structures for stains or mildew. This includes not only your home's exterior, but also fences, driveways, mailboxes, and other visible surfaces. Addressing these issues early helps preserve property values and community appearance.

Finally, as we approach hurricane season, we encourage all residents to carefully inspect the trees and vegetation surrounding their homes. Ensure trees are healthy, properly trimmed, and not posing a risk to your home or neighboring properties. Proactive maintenance now can help prevent damage later.



“May your blessings outnumber the shamrocks that grow, and may trouble avoid you wherever you go”



Lake Padgett Estates East P.O.A

INCOME/EXPENSE STATEMENT JANUARY

Income		
ASSESSMENTS-OPERATING	54,496.91	54,496.91
ARCHITECTURAL FEE	30.00	30.00
ARC FINES	1,598.00	1,598.00
ASSESSMENTS-RESERVES	13,500.00	13,500.00
GUEST FEE	5.00	5.00
ADMINISTRATIVE INCOME	0.00	0.00
LATE FEES	660.00	660.00
INTEREST INCOME-MEMBERS	73.30	73.30
MISCELLANEOUS INCOME	450.00	450.00
USAGE FEE-RESTAURANT	500.00	500.00
AFFILIATED MEMBER DUES	1,150.00	1,150.00
REIMBURSEMENT- LOUNGE UTILITIES	891.67	891.67
REIMBURSEMENT-LOUNGE LIAB INS	1,083.33	1,083.33
REIMB - WORK COMP INSURANCE	333.33	333.33
ID CHARGE	0.00	0.00
CELL TOWER INCOME	2,942.85	2,942.85
TENNIS ACADEMY	1,600.00	1,600.00
POOL INCOME	0.00	0.00
INTEREST INCOME-OTHER	86.06	86.06
INTEREST INCOME-RESERVES MMA	385.74	385.74
INTEREST INCOME-RESERVE CD'S	971.96	971.96
LOUNGE-SALES	17,797.36	17,797.36
LOUNGE-TEMP MEMBERSHIP FEE	405.00	405.00
LOUNGE SALES-FUNCTION	410.00	410.00
LOUNGE-VENDING MACHING INC	1,313.35	1,313.35
LOUNGE-ROOM RENTAL	100.00	100.00
Total Operating Income	100,783.86	100,783.86
Expenses		
LOUNGE EXPENSE	11,341.15	11,341.15
ADMINISTRATIVE	18,707.38	18,707.38
BUILDING	1,058.50	1,058.50
GROUNDS	9,359.66	9,359.66
PAYROLL	42,097.07	42,097.07
RECREATION	1,190.15	1,190.15
UTILITIES	5,921.68	5,921.68
OTHER	0.00	0.00
TOTAL EXPENSE	89,675.59	89,675.59
RESERVES REIMBURSEMENT	17,900.00	17,900.00
NET INCOME/LOSS	-6,791.73	-6,791.73

MOST WANTED TELEPHONE DIRECTORY

LPEEPOA OFFICE.....	813-996-4441
LPEE Office Fax.....	813-996-3842
Lounge.....	813-996-3884
Doble Gustazo.....	813-388-5502

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.....	727-849-3333
<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

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

Board of Directors Candidates

This is my intent to serve letter

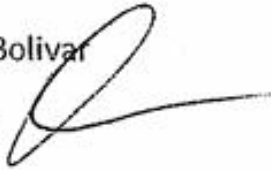
Ricky L Bolivar

I have been a resident of LPEE for better part of 10 years. I have served on the board for at least two terms first as a member at large and then as Vice president.

I am a military veteran, chef, and husband. I believe in the community we hold dear and it will always be my duty to serve and protect those in my charge. With honesty, integrity and commitment, I intend to make informed decisions that best serve my community and those it serves.

Rick Bolivar

A037



February 6, 2026

Dorothy Butler

Bio

I have lived in LPEE since 2000. I retired in 2006 from the Postal Service after serving 37 years including 6 years in the position of Manager, Accounting/Controller for Suncoast District (Tampa and surrounding area). After retiring, I was a volunteer Master Gardener and a volunteer Guardian Ad Litem for 5-6 years. I went back to college at USF and completed a BS degree in Child and Adolescent Behavioral Science with a minor in Criminology in 2016 at age 70.

My husband Jim served on the board for several years before his death. He retired from the Navy as a Senior CPO and also a retired Postmaster of Ozona. I would like to serve also. I just turned 79 and walk with a walker. However, I can perform the necessary tasks. I think the senior members of our association deserve representation, as well as those who have disabilities. I commit to giving you representation and to be available if you need to discuss issues or need help. I also commit to helping you bring issues you have before the board and help resolve them.

Thank you

Please visit the office if you have not received your Annual Meeting packet. Copies are available Monday—Friday from 10am—6pm.

Board of Directors Candidates

My name is David Colucci. I am retired U.S. Army Special Forces veteran with 23 years of distinguished service, marked by extensive leadership roles across operational, training. Throughout my career, I worked in high-risk environments, demonstrating exceptional judgment, resilience, and commitment to mission success and team welfare. My top military honors, including the Silver Star, the Purple Heart, and five Bronze Stars.

My greatest accomplishment is being married for 26 with two wonderful children both of which attended/ attending Land O Lakes High School.

Currently, I serve as a member of the board following the resignation of another member in April. Since stepping into this role, I have worked to address key financial decisions with a clear focus on the needs and concerns of families in our community. I remain committed to being a strong, consistent voice for our community and will continue to advocate for its best interests.

Respectfully, 

My name is Richard Ellis and I'm running for a seat on the board this term. In the past, I have served on the board for many years, including holding a seat as president for one year. I believe it's important that the homeowners understand my point of serving on this board and that is to work for the community nothing more nothing less. Thank you for your support!

I am a long-time resident of Lake Padgett Estates East and am running for re-election to the Board. Over the years, I have had the opportunity to serve our community on the Building and Grounds, Architectural, Disciplinary, By-Laws, and Finance Committees, where I have worked diligently to help keep assessments affordable and reduce ongoing operating costs.

My goal has always been to help make Lake Padgett Estates East a welcoming place where families can enjoy living and growing together. I am also proud to have served our country in the United States Marine Corps, completing two tours in Vietnam.

With a deep understanding of our community's history, I am committed to acting in the best interest of Lake Padgett Estates East. I have no personal agenda—only a genuine desire to serve our residents and help manage our community responsibly. It has truly been a pleasure serving on the Board, and I would be grateful for your support and vote this March.

Thank You,
Daniel Ficetola

Board of Directors Candidates

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 am re-elected, I will continue to 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 in 2022. My continued goal if elected will be as it always been to ensure community safety, and maintaining property values through our BOD and architectural board. Ensuring financial stability which will hopefully not impact our monthly dues, and fostering community engagement through transparent board meetings with our residents.

Thank you for your consideration,

Lisa Kovach

My name is Cynthia Reddig, I've been a resident of LPEE for 30 plus years and in the past very active within the community. When I moved here, the idea was to raise my daughter with the pool, the track, the playground, the pool parties, etc. She will agree today, it was the best decision. Remember, it takes a village to raise a family. It's very exciting to see the community develop new committees for the Kids and the Social Activities as this is so important for the residents to get to know each other. We have a unique opportunity for us all to join together, get to know your neighbor and at the same time make this community the BEST it's ever been. I look forward to an opportunity to serve you as your next board member. Thank you.

THE HIDEOUT'S ANNUAL ST. PATRICK'S DAY CELEBRATION

Tuesday, March 17th
6-11pm

\$10 PER PLATE-DRINK SPECIALS AT THE HIDEOUT-

✦ NEWS FROM THE ARCHITECTURAL BOARD! ✦

Spring has officially arrived in Lake Padgett Estates East! With the warmer weather and longer days, this is the perfect time to freshen up our homes and get our properties looking their best.

Spring Refresh

As we welcome the new season, we encourage all homeowners to take a moment to look over their property and schedule any needed maintenance. A well-kept neighborhood benefits everyone and keeps our community beautiful.

A few great March to-dos:

- Pressure wash driveways, walkways, and home exteriors to remove mildew and brighten curb appeal.
- Clean or replace mailboxes that are faded, rusted, leaning, or damaged.
- Check that house numbers are clean, visible, and easy to read from the street. Clear numbers help ensure accurate mail delivery and are essential for emergency responders who may need to locate your home quickly
- Tidy up landscaping– trim shrubs, refresh mulch, and remove any debris.

Why This Matters

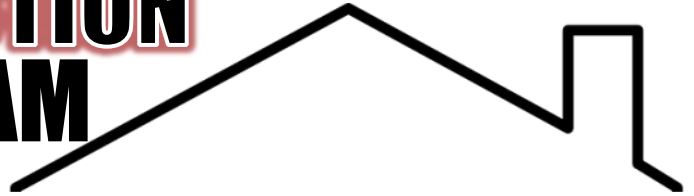
A well-maintained property not only enhances the beauty of our neighborhood but also supports home values and keeps our community safe and welcoming. Small updates make a big difference!



MARCH 2026

Sun	Mon	Tues	Wed	Thu	Fri	Sat
1	2	3 Arc Meeting 6:30PM	4 Disciplinary 6:30PM	5	6	7 Family Craft Night 5pm
8	9 Board Meeting 6:30PM	10	11 BINGO! 6:30PM	12	13	14
15	16	17 Arc Meeting 6:30PM	18 Disciplinary 6:30PM	19 Finance 6:00PM	20	21
22	23 Annual Meeting 6:30PM	24	25	26	27	28

J&M Roofing **HURRICANE PROTECTION PROGRAM**



IS YOUR ROOF READY FOR THE NEXT HURRICANE??

At No Charge to You! Our Hurricane Protection Program provides free inspections, photos, and a report to ensure you're covered. This documentation can make all the difference in getting your insurance claim approved quickly after a storm. Don't risk it-call us today and schedule your free inspection before the next hurricane hits!

Licensed & Insured



1-800-640-4594

jandmroofing.com

FL Lic: CCC1331951

REGISTRATION FORM

Date: _____

Community: _____

PROPERTY OVERVIEW INFORMATION

Homeowner's Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Email: _____ Phone Number: _____

CATALOGING CURRENT PROPERTY CONDITION

ROOF TYPE

Tile _____

Shingle _____

Metal _____

BASIC EXTERIOR INFORMATION

1 Story _____

2 Story _____

Pool _____

Pool Cover/Lanai _____

Gutter _____

Solar Panels _____

FOR INTERNAL USE ONLY

Appointment Date: _____ Appointment Time: _____

J&M Roofing
915 Oakfield Drive, Suite D
Tampa, FL 33511
www.jandmroofing.com

Bobby Williams
Hurricane Recovery Specialist
Bobby.williams@JandMroofing.com
321-301-0636



The Community Connection is designed and printed by LPEEPOA staff for our residents and homeowners.

BOARD OF DIRECTORS 2025

President.....Mike Place
Vice President.....Anthony DiChristopher
Treasurer.....Debbie Moltisanti
Secretary.....Danny Ficetola
Members at Large.....Lisa Kovach
Michael Kocsis
David Colucci

OFFICE STAFF

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

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

March 11th at 6:30pm



Night

\$10 for 10 games
Play for a chance to win!