



**INCLUDED IN THIS MONTHS NEWSLETTER**

- Phone List & Financials| Page 3
- Intent to Run| Page 4
- Monthly Calendar | Page 5

Volume 16, Issue 2  
February 2025

LAKE PADGETT ESTATES EAST

# Community Connection

## *From the Property Manager*

It's that time of year again– the Board of Director's Annual Meeting is just around the corner! This year, we have three seats open for re-election. If you're interested in running for the board, now is your chance to get involved and make a difference in the community. To be considered, you must submit your intent to run along with a brief bio no later than February 10 at 6pm.

As a friendly reminder, please take down all political flags/signs and Christmas decorations at this time to help keep our community looking its best.

Don't forget to join us for some exciting upcoming events at the Hideout! First we have our Super Bowl Party on Sunday February 9th, at 6pm. Come cheer for your favorite team and enjoy the big game with neighbors and friends. Next we have our annual Chili Cook-Off on Sunday February 23, from 2-4pm. Bring your best chili recipe in a crockpot and enter the competition for a chance to win!

We look forward to seeing you at these events and appreciate your continued participation in making our community a great place to live.

*Kori Brown, CAM*

## ANNUAL MEETING NOTICE

The Annual Meeting of the Lake Padgett Estates East Property Owners Association will be held on Monday, March 24, 2025 at 6:30 pm in the Clubhouse.

Any Homeowner interested in running for the LPEEPOA Board of Directors must notify the office in writing by February 10, 2025 at 6 pm. In addition to the notice of intent, please include a brief (no longer than one page) bio to be mailed to all homeowners with the ballots. An election will only be held if more than three (3) Homeowners file a notice of intent as there are three (3) Board positions open.

Please keep in mind that in order to be eligible to serve on the Board, you must be listed as an owner of record (name on the deed and filed with Pasco County) and your dues must not be delinquent.

## **Friendly Reminder: Clubhouse ID Policy**

Clubhouse IDs are required to access the premises. Please Note:

1. You must present your ID to staff before being served in the Hideout.
2. If you are bringing guests, a guest fee per person, per day, is required for them to be permitted on the grounds.
3. Your ID serves as your key to enter the clubhouse.

If you do not have the new tap card, please visit the office Monday-Friday from 10 AM to 6 PM. Be sure to bring:

1. Your driver's license
2. A piece of mail for proof of address
3. **Renters:** A copy of your lease is also required.

Thank you for your cooperation!

## *From the Architectural Committee*

The Architectural Committee would like to thank you for all your hard work getting your yards back in order after all the storms we've suffered through this past year. Spring is right around the corner and it's time to clean! Driveways need pressure washed along with homes and fences that have mold or mildew on them. Flower beds need to be weeded and fresh mulch should be added to keep everything looking neat and maintained. Lawns should be mowed regularly, and any over grown bushes or trees should be trimmed. Keeping our neighborhood clean and well-kept not only improves curb appeal but also enhances property values for everyone.

We appreciate your cooperation and dedication to making Lake Padgett Estates East a beautiful place to live. Thank you for your efforts, and let's all work together to keep our community looking its best this spring!

# Upcoming Events...

## The Hideout's Annual Super Bowl Party

Quarterly  
Giveaways

50/50 Raffle

& more!

Join us Sunday February 11th for our  
Annual Super Bowl Party at the  
Hideout!



**Sunday February 23rd**  
**2pm-4pm**

**Lake Padgett Estates East P.O.A**  
**INCOME/EXPENSE STATEMENT DECEMBER 2024**

INCOME		
41010 ASSESSMENTS	47,708.67	572,380.00
41040 ADVERTISING INCOME	0.00	150.00
41050 ARC FEE	120.00	1,755.00
41055 ARC FINES	0.00	465.00
41060 ASSESSMENTS RESERVES	10,583.33	127,000.00
41090 GUEST FEE	0.00	620.00
41100 ADMINISTRATIVE INCOME	0.00	0.00
41101 LATE FEES	0.00	2,630.00
41103 ADMIN FEES LIENS	0.00	0.00
41104 INT INC MEMBERS	0.00	128.30
41107 MISC INCOME	600.00	24,476.00
41110 USAGE FEES-RESTAURANT	0.00	3,200.00
41120 AFF MEM DUES	1,716.00	19,638.00
41365 REIMB LGE UTILITIES	891.67	10,700.04
41375 REIMB LGE INS	1,083.33	12,999.96
41380 REIMB LGE WORK COMP	333.33	3,999.96
42117 CELL TOWER	3,608.51	31,318.04
42118 TENNIS ACADEMY	2,175.00	18,140.00
42119 POOL INCOME	0.00	600.00
48023 INTEREST RESERVES	31.56	59.63
49010 LGE SALES	17,487.64	212,188.55
49020 LGE TEMP MEMBERSHIP	160.00	3,625.00
49060 FUNCTION SALES	0.00	2,405.00
49075 LGE VENDING INCOME	120.00	2,997.87
49080 ROOM RENTAL	225.00	2,805.00
<b>TOTAL INCOME</b>	<b>86,844.04</b>	<b>1,054,326.35</b>
EXPENSES		
59110-59430 LGE EXPENSE	14,111.98	175,099.82
70020-79680 ADMINISTRATIVE	15,789.09	185,452.26
80020-80635 BUILDING	4,542.49	68,005.01
81010-81635 GROUNDS	8,700.00	72,865.13
82010-82090 PAYROLL	28,439.85	346,209.55
83020-83635 RECREATION	3,086.20	37,523.28
84010-84060 UTILITIES	2,319.73	62,121.64
85010-85030 ARC EXPENSES	0.00	174.87
<b>TOTAL EXPENSE</b>	<b>76,989.34</b>	<b>947,451.56</b>
RESERVES REIMBURSEMENT	10,583.33	219,708.14
<b>NET INCOME/LOSS</b>	<b>(728.63)</b>	<b>(112,833.35)</b>

**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..... 727-849-3333  
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.***



**LAKE PADGETT ESTATES EAST PROPERTY OWNERS' ASSOCIATION, INC.**  
POST OFFICE BOX 489 • LAND O' LAKES, FL 34639 • PHONE (813) 996-4441 • FAX (813) 996-3842

## *2025 Intent to Serve Form*

Any property owners interested in running as a candidate for one of the Three (3) Board of Director seats up for election, must **submit their Intent to serve form, in writing, to the office on or before 6:00 p.m., Monday, February 10<sup>th</sup>, 2025.** After this date, no other names can be accepted. In addition, **please be advised,** that a provision in the Florida Statutes requires **a certified statement stating the newly elected Board Member has read all the governing documents of the Association and they will uphold such documents responsibly and faithfully to the best of their ability OR a certificate of attendance to a New Board Member Certification Course from a authorized instructor. Either Certificate must be completed and submitted within 90 days of being elected.** If you wish to be considered a candidate for election, please fill in the blanks below and return it to the office by 6 p.m., Monday, February 10<sup>th</sup>, 2025, with a brief description of yourself, your experience or education and why you are running for the Board of Directors. All information must be received on time to be mailed out to the residents in time for the election.

**Please enter my name as a candidate for the Board of Directors for election at the Annual Meeting scheduled for 6:30 p.m. Monday, March 24<sup>th</sup>, 2025.**

Name \_\_\_\_\_

Lot Number \_\_\_\_\_ Phone Number \_\_\_\_\_

Address of Home \_\_\_\_\_

Mailing Address \_\_\_\_\_  
(if different than the address of your house here in Lake Padgett Estates East)

Signature \_\_\_\_\_ Date \_\_\_\_\_

**AGAIN, YOUR INTENT TO SERVE MUST BE RECEIVED**

**by 6:00PM on Monday, February 10<sup>th</sup>, 2025**

**You can hand deliver to the Clubhouse at: 4553 Savannah Way, Land O'Lakes, FL 34639**

**Mail via USPS to: PO Box 489 Land O'Lakes, FL 34639**

**or e-mail to: [manager@lpeepoa.com](mailto:manager@lpeepoa.com)**

# FEBRUARY 2025

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

# POOL HOURS

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

**pool closes 30 minutes  
before sunset**

# Lounge Hours

**Mon - Thur: 4pm - 11pm**  
 Last call: 10:40pm  
**Friday: 4pm - 2am**  
 Last call: 1:15am  
**Saturday: 1pm - 2am**  
 Last call: 1:15am  
**Sunday: 1pm - 10pm**  
 Last call: 9:40pm

## Political Signs and Flags

AS WE APPROACH THE 2025 PRESIDENTIAL inauguration on January 20th, we want to remind all residents that political signs and flags must be removed by this date.

THIS expectation ensures that our community maintains a neutral and respectful environment for all residents. Thank you for your cooperation in keeping Lake Padgett Estates East a unified place for everyone.

### BOARD OF DIRECTORS 2024

President.....Richard Ellis  
 Vice President.....Mike Place  
 Treasurer.....Debbie Moltisanti  
 Secretary.....Anthony DiChristopher  
 Members at Large.....Lisa Kovach  
 Michael Kocsis  
 Sirita Tilke

### OFFICE STAFF

Executive Director.....Kori Brown  
[manager@lpeepoa.com](mailto:manager@lpeepoa.com)  
 Bookkeeper.....Stefany Mirabal  
[bookkeeper@lpeepoa.com](mailto:bookkeeper@lpeepoa.com)  
 Architectural Administrator..... Lisa Evans  
[arcadmin@lpeepoa.com](mailto:arcadmin@lpeepoa.com)

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

# BOLT

## TENNIS ACADEMY

# FALL PROGRAM 2024

CLASSES START AUGUST 12TH

### CLASSES:

**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  
FRIDAYS  
4:30-5:30 PM

### TO REGISTER:



LAKE PADGETT ESTATES EAST

CALL/TEXT: 813-909-5388



*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](mailto: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**

**FEBRUARY 12 @ 6:30PM**

**\$10 FOR \$10 GAMES**

**PLAY FOR A CHANCE TO WIN!**

