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Volume 16, Issue 1
January 2025

LAKE PADGETT ESTATES EAST

Community Connection

From the Property Manager

As we kick off the new year, we'd like to remind all homeowners that your 2025 coupon books should arrive any day. If you have not received it by mid-January, please contact the office so we can assist you promptly.

Mark your Calendars! We have some exciting events planned in the coming months. Starting off with the Hideout's Annual Super Bowl Party Sunday, February 9th. Join us for some food, fun, and football as we watch the biggest game of the year! Next, the Social Committee has put together their Annual Chili Cook-Off for February 23rd from 2-4pm. Bring your best chili recipe and compete for the title of LPEE's Chili Champion! Lastly, our Board of Director's Annual Meeting is scheduled for March 24th at 6:30pm in the multipurpose room. We will have three board seats available this year. If you are interested in running for the board please be sure to fill out and return the Intent to Run (page 4) to the office on or before February 10th at 6pm. This is a great opportunity to stay informed about community updates and share your input.

We look forward to another fantastic year filled with community spirit and involvement. If you have any questions about upcoming events or your assessments, do not hesitate to reach out to the office!

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.

The End of an Era

It is with deep gratitude and heartfelt emotion that we bid farewell to an era. Shay's Place has officially closed its doors. We extend our sincere thanks to Shay for the years of dedication and service she has provided to our community. We wish Shay and her family continued success and prosperity in their future endeavors.

Changes in 2025

LPEE is excited to announce the first meeting of our newly formed Governing Documents Committee! This committee has a critical mission: to review our existing governing documents and Florida State Statute 720 to ensure our rules and regulations are modern, practical, and reflect the needs of our community in the 21st century.

This dedicated group will focus on updating the Declaration of Covenants and Restrictions, ByLaws, and Rules and Regulations to better align with the evolving standards of community living while preserving the unique charm and values of LPEE. Any proposed changes to the DCRs will require a 2/3 majority vote from homeowners in good standing, making your involvement vital.

We look forward to a productive year working with this committee. Stay tuned for updates on meeting dates and how you can participate in shaping the future of our community. Together, we can ensure LPEE remains vibrant and welcoming place to live.

Happy New Year from the Architectural Committee

As we welcome 2025, it's the perfect time to start the new year on the right foot. We encourage all homeowners to take this opportunity to ensure your property is well-maintained and address any remaining storm debris from the previous year.

We're also excited to remind you that you can now use AppFolio to submit modification forms quickly and easily. This tool simplifies the process, making it more convenient than ever to stay engaged and compliant.

Important Reminders:

All presidential flags must be taken down after January 20th. Please ensure all holiday decorations are removed by the end of January to stay in compliance with our DCRs.

Let's work together to keep our community beautiful and welcoming. If you have any questions or need assistance, please reach out to the office or the Architectural Committee. Here's to a great year ahead!

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!



Saturday February 15th
2pm-4pm

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

MOST WANTED TELEPHONE DIRECTORY

INCOME

| | | |
|-----------------------------|------------------|---------------------|
| 41010 ASSESSMENTS | 47,708.67 | 524,671.33 |
| 41040 ADVERTISING INCOME | 0.00 | 150.00 |
| 41050 ARC FEE | 60.00 | 1,635.00 |
| 41055 ARC FINES | 0.00 | 465.00 |
| 41060 ASSESSMENTS RESERVES | 10,583.33 | 116,416.67 |
| 41090 GUEST FEE | (1,375.00) | 665.00 |
| 41100 ADMINISTRATIVE INCOME | 0.00 | 0.00 |
| 41101 LATE FEES | (20.00) | 2,630.00 |
| 41103 ADMIN FEES LIENS | 0.00 | 0.00 |
| 41104 INT INC MEMBERS | 42.30 | 128.30 |
| 41107 MISC INCOME | 900.00 | 23,876.00 |
| 41110 USAGE FEES-RESTAURANT | 400.00 | 3,200.00 |
| 41120 AFF MEM DUES | 1,282.00 | 17,922.00 |
| 41365 REIMB LGE UTILITIES | 891.67 | 9,808.37 |
| 41375 REIMB LGE INS | 1,083.33 | 11,916.63 |
| 41380 REIMB LGE WORK COMP | 333.33 | 3,666.63 |
| 42117 CELL TOWER | 2,108.51 | 27,709.53 |
| 42118 TENNIS ACADEMY | 1,635.00 | 15,965.00 |
| 42119 POOL INCOME | 0.00 | 600.00 |
| 48023 INTEREST RESERVES | 25.54 | 28.07 |
| 49010 LGE SALES | 15,617.50 | 194,700.91 |
| 49020 LGE TEMP MEMBERSHIP | 195.00 | 3,465.00 |
| 49060 FUNCTION SALES | 0.00 | 2,405.00 |
| 49075 LGE VENDING INCOME | 944.38 | 2,877.87 |
| 49080 ROOM RENTAL | 540.00 | 2,580.00 |
| TOTAL INCOME | 82,955.56 | 967,482.31 |
| EXPENSES | | |
| 59110-59430 LGE EXPENSE | 13,297.78 | 160,987.84 |
| 70020-79680 ADMINISTRATIVE | 10,426.59 | 169,663.17 |
| 80020-80635 BUILDING | 7,647.16 | 63,462.52 |
| 81010-81635 GROUNDS | 334.03 | 62,455.13 |
| 82010-82090 PAYROLL | 30,516.90 | 317,769.70 |
| 83020-83635 RECREATION | 620.88 | 34,437.08 |
| 84010-84060 UTILITIES | 5,600.98 | 59,801.91 |
| 85010-85030 ARC EXPENSES | 0.00 | 174.87 |
| TOTAL EXPENSE | 68,444.32 | 868,752.22 |
| RESERVES REIMBURSEMENT | 10,583.33 | 209,124.81 |
| NET INCOME/LOSS | 3,927.91 | (110,394.72) |

| | |
|----------------------|--------------|
| LPEEPOA OFFICE..... | 813-996-4441 |
| LPEE Office Fax..... | 813-996-3842 |
| Lounge..... | 813-996-3884 |
| Shay's Place..... | 813-388-6166 |

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.***



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 10th, 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 10th, 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 24th, 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 10th, 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

JANUARY 2025

| Sun | Mon | Tues | Wed | Thu | Fri | Sat |
|-----|----------------------------------|--------------------------------|------------------------------|---|-----|-----|
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 Arc Meeting 6:30PM | 8 | 9 Governing Documents Committee Meeting 6:30pm | 10 | 11 |
| 12 | 13 Board Meeting 6:30PM | 14 | 15 BINGO! 6:30PM | 16 Finance 6:00PM | 17 | 18 |
| 19 | 20 | 21 Arc Meeting 6:30PM | 22 Disciplinary 6:30PM | 23 | 24 | 25 |
| 26 | 27 Board Meeting 6:30PM | 28 | 29 | 30 | 31 | 30 |

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

Bookkeeper.....
bookkeeper@lpeepoa.com

Architectural Administrator..... Lisa Evans
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

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

JANUARY 15 @ 6:30PM

\$10 FOR \$10 GAMES

PLAY FOR A CHANCE TO WIN!

