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Volume 17, Issue 6

June 2026

LAKE PADGETT ESTATES EAST

Community Connection

Hello Summer...

Now that summer break is officially here, we would like to take a moment to remind everyone of a few important clubhouse rules and regulations to help keep our amenities enjoyable for all residents.

Clubhouse IDs & Guest Sign-In Requirements

All residents must have their Clubhouse ID when entering the amenities. Staff members will be checking IDs throughout the day, every day. Recently, we have seen an increase in visitors using the facilities without being properly signed in.

Please remember:

- All guests must be signed in with an LPEE employee before using the amenities.
- There is a \$5 fee per guest.
- Residents may sign in a maximum of six (6) guests per day.
- Residents must carry and present their Clubhouse ID upon request.

These requirements are not new and have always been part of the community rules. We appreciate everyone's cooperation in helping us maintain a safe and enjoyable environment for residents and their guests.

Pool Area Reminders

To help preserve our pool furniture and equipment, we ask that all residents and guests close any pool umbrellas before leaving the pool area. Taking a few moments to do so will help protect them from weather-related damage and extend their lifespan.

Parents, please remind your children to stay off the pool lane rope. Sitting, hanging, swinging, or playing on the rope can cause it to break or come loose. If this occurs, the pool may need to be temporarily closed until staff can make the necessary repairs. Your cooperation helps us avoid unnecessary closures and keeps the pool available for everyone to enjoy.

Join Us for Our 4th of July Celebration!

We invite everyone to celebrate Independence Day with us on Saturday, July 4th, from 1:00 PM to 6:00 PM.

The event will feature:

- Live DJ entertainment
- Bounce house for the kids
- Food available for purchase from Doble Gustazo
- Guest fees still apply

We look forward to celebrating with our community and wish everyone a safe, fun, and Happy 4th of July!

E-Bike, E-Scooter & Golf Cart Safety Reminder

With more e-bikes, e-scooters, and golf carts being used throughout the community, we would like to remind residents of the importance of safe and responsible operation, especially by minors. Parents and guardians are encouraged to discuss proper safety practices with their children, including obeying traffic laws, watching for pedestrians, staying aware of their surroundings, and wearing appropriate safety gear. These vehicles can travel at high speeds and may cause serious injury if not operated responsibly.

For the safety of all residents and guests, e-bikes, e-scooters, golf carts, and similar motorized vehicles are prohibited on clubhouse grounds, including the pool area, sidewalks surrounding the clubhouse, and other amenity spaces. We appreciate everyone's cooperation in following these rules and helping keep our community safe and enjoyable for all.

Lake Padgett Estates East P.O.A

INCOME/EXPENSE STATEMENT MARCH

Income		
ASSESSMENTS-OPERATING	55,213.46	163,334.22
ARCHITECTURAL FEE	74.00	155.00
ARC FINES	3,102.00	5,549.00
ASSESSMENTS-RESERVES	13,500.00	40,500.00
GUEST FEE	5.00	10.00
ADMINISTRATIVE INCOME	0.00	0.00
LATE FEES	401.00	1,510.00
INT. INCOME-MEMBERS	98.40	171.70
MISCELLANEOUS INCOME	671.00	1,992.00
USAGE FEE-RESTAURANT	500.00	1,500.00
AFFILIATED MEMBER DUES	1,075.00	3,185.00
REIMB- LOUNGE UTILITIES	891.67	2,675.01
REIMB-LOUNGE LIAB INS	1,083.33	3,249.99
REIMB - WORK COMP INS	333.33	999.99
ID CHARGE	0.00	20.00
CELL TOWER INCOME	5,263.02	8,955.87
TENNIS ACADEMY	1,550.00	4,715.00
POOL INCOME	0.00	0.00
INT INCOME-OTHER	10.85	143.83
INT INCOME-RESERVES MMA	334.48	1,088.98
INT INCOME-RESERVE CD'S	687.03	2,277.58
LOUNGE-SALES	19,489.10	52,100.32
LOUNGE-TEMP MEMBERSHIP	555.00	1,275.00
LOUNGE SALES-FUNCTION	0.00	410.00
LOUNGE-VENDING INC	0.00	1,313.35
LOUNGE-ROOM RENTAL	105.00	835.00
Total Operating Income	104,942.67	297,966.84
Expenses		
LOUNGE EXPENSE	10,523.07	32,792.04
ADMINISTRATIVE	15,510.44	140,628.12
BUILDING	4,654.18	11,482.52
GROUND	2,125.42	19,079.92
PAYROLL	27,466.46	96,151.44
RECREATION	4,921.10	7,549.77
UTILITIES	5,515.74	17,538.57
OTHER	0.00	0.00
TOTAL EXPENSE	70,716.41	325,222.38
RESERVES REIMBURSEMENT	13,500.00	44,900.00
NET INCOME/LOSS	20,726.26	-72,155.54

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

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	
imaginefl.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.***

Meet the Food Truckers:

Amy & Brian of Charm City Eats

When Amy Makarski moved from Baltimore, Maryland to Tampa six years ago, she brought a little piece of Maryland with her—*real Maryland crab cakes*.



Now, Amy and Brian are the owners of *Charm City Eats*, a local food truck serving authentic Maryland-style comfort food made with love, flavor, and serious attention to quality.

Charm City Eats is not your average food truck. Everything is made with care, and their food is cooked from scratch—including their homemade sauces. Their signature item is the broiled Maryland crab cake, not fried, made with no filler, and packed into a

generous five-ounce crab cake about the size of a baseball.

Along with their famous crab cakes, Charm City Eats serves up customer favorites like truffle crab mac and cheese, Crabby Fries, hot chicken, chicken tenders and fries, and plenty of other delicious options for both seafood lovers and land lovers.



Amy and Brian built Charm City Eats around the kind of food they missed from home—real Maryland flavor, fresh ingredients, and meals that feel special. Whether you are craving a true crab cake, something cheesy and indulgent, or a crispy chicken meal the whole family will love, this is a tuck worth coming out for.

Supporting Charm City Eats means supporting a local husband-and-wife business that puts heart into every plate they serve.

Come hungry, bring your neighbors, and make sure you stop by Charm City Eats when they visit the community. One bite of their Maryland crab cake and you'll understand why people keep coming back

Follow Charm City Eats and come support local food made from scratch.

Charm City Eats on Facebook
#charmcityeatsfoodtruck



JUNE 2026

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

JULY 2026

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

AUGUST 2026

Sun	Mon	Tues	Wed	Thu	Fri	Sat
2	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					

◆ NEWS FROM THE ARCHITECTURAL BOARD! ◆

Hurricane Season Preparedness

Hurricane season is officially underway, and now is the perfect time to inspect your property and prepare for potential storms. We encourage all residents to take a close look at their homes, yards, and the trees surrounding their property.

Regularly walking your property can help identify potential hazards before they become a problem. Look for dead or damaged tree limbs, unsecured outdoor items, and any other conditions that could pose a risk to your home or neighboring properties during high winds.

Residents should also have a plan in place for securing or storing outdoor furniture, decorations, garbage cans, and other loose objects that could become dangerous projectiles during a storm. Taking proactive steps now can help minimize property damage and improve safety throughout the community.

Pasco County Water Restrictions

Pasco County remains under watering restrictions, which currently impact certain types of exterior cleaning.

Under these restrictions, routine pressure washing for maintenance purposes—including cleaning mildew from homes—is not permitted at this time. As a result, the Association has placed all existing mildew-related violations on hold through July 1. No additional enforcement action will be taken on these specific violations during this period.

Residents who are preparing to paint their home are still permitted to pressure wash as part of the necessary surface preparation process. However, routine or general pressure washing for mildew removal and maintenance cleaning must be postponed until the county restrictions are lifted.

We appreciate everyone's cooperation as we comply with county requirements and work together to maintain our community. Residents are encouraged to monitor local announcements for updates regarding water restrictions and hurricane preparedness throughout the season.

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



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.....Dorothy Butler
Rick Bolivar
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

June 10 at 6:30pm



Night

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