



**INCLUDED IN THIS MONTHS NEWSLETTER**

- Phone List & Financials | Page 3
- From the Architectural Review Board | Page 2
- Monthly Calendar | Page 5

Volume 16, Issue 4  
April 2025

LAKE PADGETT ESTATES EAST  
**Community Connection**

## *From the Property Manager*

It is with great pleasure that I announce the 2025-2026 Board of Directors. Please join me in congratulating our newly elected board members:

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

We also extend our sincere appreciation to David Colucci for his participation in this election. Community involvement is essential to maintaining a vibrant and engaged neighborhood, and we are grateful to all who contribute their time and effort.

Community involvement is important to keep up with the evolving changes of our HOA. Attendance at our monthly board meetings is the best way to know what is going on. Our April meetings are scheduled for April 14th and 28th at 6:30pm in the multipurpose room.

Mark your calendars! Our semi-annual community yard sale is happening on Saturday, April 26th, from 8am-3pm. This is a great opportunity to declutter, find hidden treasures, and connect with neighbors. If you plan to put out signs to advertise your sale, please remember to remove them once your sale has ended to keep our neighborhood clean and tidy.

The Clubhouse Building & Grounds will be closed on Sunday, April 20th, in observance of Easter. We will resume regular business hours on Monday, April 21st. I hope everyone has a Happy Easter.

*Kori Brown, CAM*

## **Upcoming Events...**



*Saturday, April 26th*

*8am-3pm*

## *Annual Memorial Day Picnic*

*Monday, May 26th*

*12pm-5pm*

## From the Architectural Committee

Dear Residents,

Spring is here, and it's time to refresh our community's curb appeal! To keep our neighborhood looking its best, we ask all homeowners to pay close attention to their yards and landscaping.

Reminders for April:

1. Grass should be regularly mowed, edged, and free of weeds.
2. Removing dead palm fronds and seed pods to keep trees healthy and tidy.
3. Refresh mulch, remove weeds, and add seasonal flowers to enhance your home's beauty.
4. Ensure driveways are clean and free of stains or debris.

Your cooperation helps maintain property values and keeps our neighborhood a welcoming place for all. If you have any questions or need guidance on compliance, please reach out to the office at 813-996-4441 or [aradmin@lpeepoa.com](mailto:aradmin@lpeepoa.com).

Best regards,  
The Architectural Review Board

### DO YOU HAVE A TAP CARD YET?

If you haven't updated your ID to the new Tap Cards please do so ASAP! This card will give you access to the facilities during our business hours. If you do not update it, you will not have access to the pool, gym, and bar. The front door will only be accessible during office hours, Monday-Friday 10am-6pm.

# Coming Soon...



### Exciting News: Doble Gustazo Coming Soon to the LPEE Clubhouse!

We're thrilled to announce that Doble Gustazo will soon be opening in the Lake Padgett Estates East Clubhouse! This new restaurant will bring a delicious blend of flavors to our community, offering a menu that caters to all tastes.

Stay tuned for the official opening date, hours, menu and more! We can't wait for you to experience the great food and welcoming atmosphere right here in your neighborhood.

**Lake Padgett Estates East P.O.A**  
**INCOME/EXPENSE STATEMENT FEBRUARY 2025**

INCOME		
41010 ASSESSMENTS	60,263.75	114,002.70
41040 ADVERTISING INCOME	0.00	0.00
41050 ARC FEE	100.00	160.00
41055 ARC FINES	93.00	(87.00)
41060 ASSESSMENTS RESERVES	13,500.00	27,000.00
41090 GUEST FEE	10.00	50.00
41100 ADMINISTRATIVE INCOME	0.00	0.00
41101 LATE FEES	181.00	215.00
41103 ADMIN FEES LIENS	0.00	0.00
41104 INT INC MEMBERS	0.00	0.00
41107 MISC INCOME	21.00	321.00
41110 USAGE FEES-RESTAURANT	0.00	0.00
41120 AFF MEM DUES	1,265.00	2,593.00
41365 REIMB LGE UTILITIES	891.67	1783.34
41375 REIMB LGE INS	1,083.33	2,166.66
41380 REIMB LGE WORK COMP	333.33	666.66
42117 CELL TOWER	2,896.60	5,755.11
42118 TENNIS ACADEMY	1,530.00	3,925.00
42119 POOL INCOME	0.00	0.00
48023 INTEREST RESERVES	19.26	61.12
49010 LGE SALES	14,668.63	30,620.18
49020 LGE TEMP MEMBERSHIP	270.00	555.00
49060 FUNCTION SALES	0.00	525.00
49075 LGE VENDING INCOME	0.00	618.84
49080 ROOM RENTAL	0.00	520.00
<b>TOTAL INCOME</b>	<b>97,161.57</b>	<b>191,486.61</b>
EXPENSES		
59110-59430 LGE EXPENSE	9,596.04	25,550.92
70020-79680 ADMINISTRATIVE	10,3873.07	12,8249.56
80020-80635 BUILDING	19,735.07	26,938.52
81010-81635 GROUNDS	9,700.00	18,709.90
82010-82090 PAYROLL	28,288.68	71,556.13
83020-83635 RECREATION	791.13	5672.21
84010-84060 UTILITIES	5,038.30	14,896.45
85010-85030 ARC EXPENSES	0.00	0.00
<b>TOTAL EXPENSE</b>	<b>177,022.29</b>	<b>291,573.69</b>
RESERVES REIMBURSEMENT	13,500.00	27,000.00
<b>NET INCOME/LOSS</b>	<b>(93,360.72)</b>	<b>(127,087.08)</b>

**MOST WANTED TELEPHONE DIRECTORY**

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

**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**

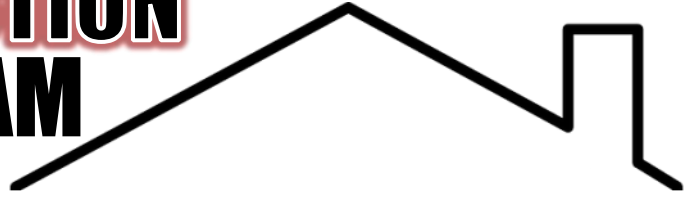
Pineview Elementary  
 pves.pasco.k12.fl.us..... 813-794-0600  
 Pineview Middle  
 pvms.pasco.k12.fl.us..... 813-794-4800  
 Land O'Lakes High School  
 lolhs.pasco.fl.us..... 813-794-9400  
 School Board  
 pasco.k12.us.fl..... 813-794-2000  
 School Bus Information  
 trans.pasco.k12.fl.us..... 813-794-0400  
 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.***

# 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

# APRIL 2025

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

## Community Yard Sale

IT'S TIME TO CLEAN OUT THOSE CLOSETS AND MAKE SOME EXTRA CASH! JOIN US FOR THE LPEE COMMUNITY YARD SALE ON SATURDAY, APRIL 26TH. THIS IS A GREAT OPPORTUNITY FOR RESIDENTS TO BUY, SELL, AND EXPLORE HIDDEN TREASURES RIGHT IN THE NEIGHBORHOOD.

WHETHER YOU'RE LOOKING TO DECLUTTER OR FIND A GREAT DEAL, BE SURE TO MARK YOUR CALENDARS. THE SALE WILL TAKE PLACE THROUGHOUT THE COMMUNITY, SO KEEP AN EYE OUT FOR PARTICIPATING HOMES!

HAPPY SELLING & SHOPPING!

### BOARD OF DIRECTORS 2025

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

### 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 homeowners.



# **BINGO NIGHT**

**APRIL 9TH @ 6:30PM**

**\$10 FOR 10 GAMES**

**PLAY FOR A CHANCE TO WIN!**

