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VOLUME 14, ISSUE 8
 August 2023

MANAGER'S REPORT

Happy August Lake Padgett Estates East,

We are halfway through the year, and a few projects are getting close to completion. The first one is the swipe card magnetic lock system. To stop non-members from gaining access to the Association's Facilities, there are going to be magnetic locks on the doors that an Association ID card will be able to unlock. The ID Cards will be very similar to the current ID Cards, but they will include a magnetic stripe on the back that can be scanned to unlock the doors. The magnetic lock system is being installed, and the photo ID cards will be made available later this month. The front door of the clubhouse will be kept unlocked during office hours, Monday through Friday 10 am to 6 pm for any homeowners wanting to get their IDs or pay their dues. We are scheduling a tentative start date for the lock system of Tuesday September 5th, so please come up to our Labor Day picnic on Monday September 4th and get your new IDs at the same time if not before then.

The next project the Board and staff have been working on is the Amendments to the Doctrines, Covenants and Restrictions that govern Lake Padgett Estates East Property Owners Association. The Association's Attorney Ms. Jane F. Bolin Esq. will be attending the Monday August 28th Board of Directors Meeting at 6:30 pm to answer any questions homeowners have. The updated Amendment wording is included in this newsletter. Please read through the Amendments and call the office if you have any questions or attend the Board meeting on the 28th to ask the Attorney directly any questions you may have. The Amendments will be mailed out in a packet like the Annual Meeting paperwork, please open and submit your vote for or against the Amendments. This is an important opportunity for the homeowners to have a direct say in the future of Lake Padgett Estates East. The final day and time to submit a ballot will be at the start of the Board of Directors meeting at 6:30 pm on Monday September 25th. The ballots will then be counted during that meeting and totals announced.

The last project I'll mention that is currently in process is a switch from TOPS One property management software to Appfolio management software. This changeover will take a few months, but some of the benefits from Appfolio will be a phone app and website with a pay online link, as well as access to your property's account and status. There will also be a calendar with important dates and events. Thank you and a happy and safe August to everyone.

Robert Stone, CAM

Property Manager
 manager@lpeepoa.com

Lake Padgett Estates East POA
 P.O. Box 489
 Land O Lakes, FL 34639
 (813)996-4441 Office
 (813)996-3842 Fax

Greetings to our beautiful community!

We have received so much rain and sunshine and it has been reat for our landscaping! However, it does come with needing to take more time and energy to maintain our property. Keeping ahead of the mowing, edging, and weed removal can get out of control very fast. Please keep an eye on your yard (front and back) and maintain your property according to the LPEE DCR rules.

It has also been a season of rather unpredictable weather as man of us have been needing to make repairs and updating homes in the meantime. Please remember that external changes to your property must have an approval with Architectural Board Request for Exterior Modifications. You can come by the office and get one, or go to the website and print it out. Please note the \$20.00 Modification fee! You can apply for more than one item, and the fee will only be a \$20.00 charge. Several of the items must have a Pasco county permit, so please be sure to read the categories over and submit this with your Modification Form if needed. Thank You for helping make this community the great one it is with all of your hard work!

-Your Architectural Admin and Board.

BOARD OF DIRECTORS 2023

President.....	Kim Walsh
Vice President.....	Richard Ellis
Treasurer.....	Danny Ficetola
Secretary.....	Lisa Kovach
Members at Large.....	Mike Place
	Mary Zipp
	Anthony DiCristopher

OFFICE STAFF

Executive Director..... Robert Stone
manager@lpeepoa.com

Bookkeeper..... Kori Brown
bookkeeper@lpeepoa.com

Architectural Administrator..... Kayla Reyes
arcadmin@lpeepoa.com

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



LOCAL/LONG DISTANCE TOWING & TRANSPORT

George Csanadi
813-713-4233
George@GCSTransport.com

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

<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.....	727-847-9100
<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 P.O.A

INCOME/EXPENSE STATEMENT, JUNE 2023

Neighborhood Corner...

INCOME		
41010 ASSESSMENTS	47,573.67	286,938.49
41040 ADVERTISING INCOME	0	0
41050 ARC FEE	360.00	1,800.00
41055 ARC FINES	3,000.00	10,042.00
41060 ASSESSMENTS RES	10,583.33	63,499.98
41090 GUEST FEE	0.00	1,280.86
41100 ADMINISTRATIVE INCOME	35.00	175.00
41101 LATE FEES	510.00	3,280.00
41104 INT INC MEMBERS	0.00	191.80
41107 MISC INCOME	871.00	3,871.00
41110 USAGE FEES RES	400.00	2,400.00
41120 AFF MEM DUES	1,352.00	7,332.00
41365 REIMB LGE UTILITIES	847.92	5,087.52
41375 REIMB LGE INS	1,032.00	6,192.00
41380 REIMB WORK COMP INS	250.00	1,500.00
42117 CELL TOWER	2,777.41	18,493.15
42118 TENNIS ACADEMY	1,050.00	9,365.00
42119 POOL INCOME	95.00	300.00
48023 INTEREST RESERVES	1.97	11.91
49010 LGE SALES	18,895.36	107,399.14
49020 LGE GUEST FEE	345.00	1,700.00
49060 FUNCTION SALES	0.00	2,140.00
49075 LGE VENDING INCOME	0.00	494.37
49080 ROOM RENTAL	615.00	1,710.00
TOTAL INCOME	90,594.66	535,204.22
EXPENSES		
59110-59430 LGE EXPENSES	11,681.64	88,564.37
70020-79680 ADMINISTRATIVE	19,511.53	81,631.80
80020-80635 BUILDING	5,422.67	28,149.77
81010-81635 GROUNDS	10,417.68	83,542.90
82010-82090 PAYROLL	28,756.64	171,296.61
83020-83635 RECREATION	1,875.48	7,406.31
84010-84060 UTILITIES	5,286.01	33,631.78
85010-85030 ARC EXPENSES	191.26	191.26
TOTAL EXPENSE	83,142.91	494,414.80
RESERVE REIMBURSEMENT	10,583.33	63,499.98
NET INCOME/LOSS	(3,131.58)	(22,710.56)

LOCAL SERVICES & CONTACTS

If you are interested in listing your services (such as babysitting, lawn mowing, etc.) within the community, please contact us via general@lpeepoa.com or call (813) 996-4441 and let someone in the office know so we can publish your details here in the newsletter.

What would you like to see in the Community Connection?

Do you have any ideas for the newsletter? Are there any articles or content you would like to see in the next issue? Would you like to write an article of your own?

All suggestions are welcome! Just shoot an email over to general@lpeepoa.com. I'd love to discuss your ideas!

- Kori Brown, your newsletter editor

AUGUST 2023

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

LAKE PADGETT ESTATES EAST ASSOCIATION, INC.

BALLOT AND PROXY

The undersigned owner or designated voter hereby appoints _____ as my proxy, or if blank, the Secretary, as my proxyholder to attend the meeting of the members of LAKE PADGETT ESTATES EAST HOMEOWNERS ASSOCIATION, INC. to be held at 6: 30 P.M. on Monday September 25th, 2023 at 4533 Savannah Way, Land O'Lakes, FL 34639, otherwise known as the Clubhouse. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder is limited as indicated below.

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANKS PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

Item	For	Against
<p>Amendment to Declaration of Covenants and Restrictions Article V, Section 4, 4:</p> <p>Capital Contribution. <u>The Association will collect a capital contribution in the amount of one (1) year of assessments each time the title of a Dwelling is transferred due to a sale. No capital contribution shall be due when an owner transfers title to a family member, in the event of divorce, result of death, or for estate planning purposes. This capital contribution shall not be deemed as a credit towards or otherwise relieve the Owner of their responsibility to pay all Assessments and other monetary obligations that may come due after the transfer of title. The sum collected by the Association shall be paid to the Association as a contribution to the working capital of the Association to be allocated by the Board of Directors at their discretion.</u></p>		
<p>Amendment to Declaration of Covenants and Restrictions Article VI, Section 23:</p> <p>Occupancy Agreement and Lease Requirements. <u>No Dwelling may be leased until two (2) years after the date of purchase. No more than 10% of the total Dwellings of the Association may be leased at any time. No Dwelling may be leased without prior approval of the Association. No portion of a Dwelling (other than an entire Dwelling) may be leased. No Dwellings may be leased for less than terms of six (6) months. The Association shall adopt reasonable procedures requiring Owners to notify the Association of certain information regarding any lease and/or occupancy agreement including but not limited to the tenant(s) identity, vehicle identification, and information necessary for criminal and credit background checks and the time period for which the tenant(s) may be occupying a Dwelling. All leases and/or occupancy agreements shall provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation and Bylaws of the Association, applicable rules and regulations of the Association, or other applicable provision of any agreement, document or instrument governing the Association. The Owner and the tenant will be jointly and severally liable to the Association for any damage to Common Areas.</u></p>		

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Date: _____, 2023

Owner Signature

_____, Land O' Lakes, FL 34639

Owner Street Address

(DO NOT FILL OUT THIS SECTION - THIS IS FOR YOUR DESIGNATED PROXY TO ASSIGN THE PROXY TO SOMEONE ELSE IF HE/SHE CANNOT ATTEND THE MEETING.)

SUBSTITUTION OF PROXY HOLDER

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Date: _____ Signature of Proxy Holder _____

Upcoming Events...

Labor Day

Please join us Monday, September 4th from 12pm-5pm for our Annual Labor Day Picnic!

The Hideout's Annual Halloween Party!

Friday October 27th from 8pm-1am. Come as you are or in your spookiest costume! Prizes will be given to the "Top 3 Best Dressed". Entertainment provided by DJ Josh

Trunk-Or-Treat

Saturday October 28th from 4:30pm-6pm.

Cookies with Santa & the Grinch

Come join us Saturday December 16th from 1pm-3pm. We will be showing '*How The Grinch Stole Christmas*' while we do crafts and enjoy cookies with NOT ONLY Santa but the one and only **Grinch!**



The Hideout's Annual New Years Eve Party!

Sunday December 31st from 7:30pm –1am.
Entertainment provided by DJ Josh. Details about ticket pricing and catering will be provided at a later date.

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

Shay's Place



Mon-Tue: **CLOSED**

Wed-Thu: 4:30pm - 9:30pm

Fri: 4:30-10pm

Sat: 12pm - 10pm

Sun: 12-9pm

813-388-6166



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

August 9th @ 6:30pm

\$10 for \$10 games

Play for a chance to win!