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Volume 17, Issue 2

February 2026

LAKE PADGETT ESTATES EAST

Community Connection

Community News & Updates

It's that time of year again — the Board of Directors' Annual Meeting is quickly approaching! This year, four Board seats will be open for election. If you are interested in running for the Board, this is a great opportunity to get involved and make a positive impact in the community. To be considered, please submit your intent to run along with a brief biography no later than February 9th at 6:00 PM.

As a friendly reminder, all holiday and Christmas decorations should now be removed from your property.

Be sure to join us for some exciting upcoming events at the Hideout! Kick things off at our Super Bowl Party on Sunday, February 8th at 6:00 PM. Come cheer on your favorite team while enjoying the big game with neighbors and friends.

Later in the month, get ready to show off your cooking skills at our Chili Cook-Off on Sunday, February 22nd from 2:00 PM – 4:00 PM. Bring your best chili recipe in a crockpot and enter for a chance to win!

We look forward to seeing everyone there!

ANNUAL MEETING NOTICE

The Annual Meeting of the Lake Padgett Estates East Property Owners Association will be held on Monday, March 23, 2026 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 9, 2026 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 four (4) Homeowners file a notice of intent as there are four (4) 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.

Upcoming Events...

THE HIDEOUT'S ANNUAL SUPER BOWL PARTY

Join us Sunday February 8th for our Annual Super Bowl Party at the Hideout!



*Sunday, February 22nd
2-4pm*

Lake Padgett Estates East P.O.A

INCOME/EXPENSE STATEMENT DECEMBER

| Income | | |
|-------------------------------|------------------|---------------------|
| ASSESSMENTS-OPERATING | 52,587.05 | 665,408.17 |
| ARCHITECTURAL FEE | 25.00 | 585.00 |
| ARC FINES | 2,612.25 | 15,960.00 |
| ASSESSMENTS-RESERVES | 13,500.00 | 162,000.00 |
| GUEST FEE | 5.00 | 650.00 |
| ADMINISTRATIVE INCOME | 0.00 | 74.00 |
| LATE FEES | 455.00 | 5,501.00 |
| INT. INCOME-MEMBERS | 0.00 | 315.29 |
| MISCELLANEOUS INCOME | 300.00 | 7,635.14 |
| USAGE FEE-RESTAURANT | 500.00 | 3,405.00 |
| AFFILIATED MEMBER DUES | 1,560.00 | 22,302.00 |
| REIMB- LOUNGE UTILITIES | 891.67 | 10,700.04 |
| REIMB-LOUNGE LIAB INS | 1,083.33 | 12,999.96 |
| REIMB - WORK COMP INS | 333.33 | 3,999.96 |
| ID CHARGE | 0.00 | 160.00 |
| CELL TOWER INCOME | 4,792.71 | 36,283.47 |
| TENNIS ACADEMY | 1,480.00 | 22,485.00 |
| POOL INCOME | 0.00 | 300.00 |
| INT INCOME-OTHER | 51.87 | 338.92 |
| INT INCOME-RESERVES MMA | 349.73 | 4,081.56 |
| INT INCOME-RESERVE CD'S | 680.92 | 9,518.93 |
| LOUNGE-SALES | 17,620.13 | 209,907.55 |
| LOUNGE-TEMP MEMBERSHIP | 255.00 | 4,488.09 |
| LOUNGE SALES-FUNCTION | 0.00 | 1,189.00 |
| LOUNGE-VENDING INC | 36.00 | 2,457.64 |
| LOUNGE-ROOM RENTAL | 390.00 | 3,295.00 |
| Total Operating Income | 99,508.99 | 1,206,040.72 |
| Expenses | | |
| LOUNGE EXPENSE | 11,151.70 | 155,852.68 |
| ADMINISTRATIVE | 14,930.89 | 224,520.72 |
| BUILDING | 2,548.45 | 79,207.78 |
| GROUND | 5,865.00 | 78,496.99 |
| PAYROLL | 31,800.83 | 393,155.47 |
| RECREATION | 1,417.38 | 37,613.56 |
| UTILITIES | 7,474.29 | 75,563.92 |
| OTHER | 0.00 | 567.32 |
| TOTAL EXPENSE | 75,188.54 | 1,044,978.44 |
| RESERVES REIMBURSEMENT | 13,500.00 | 192,777.16 |
| NET INCOME/LOSS | 10,820.45 | -31,714.88 |

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

| | |
|--|--------------|
| <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

2026 Intent to Serve Form

Any property owners interested in running as a candidate for one of the four (4) 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 9th, 2026.** 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 9th, 2026, 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 23, 2026.

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 9th, 2026

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

SOCIAL COMMITTEE UPCOMING EVENTS

The Social Committee has been busy planning several exciting opportunities for neighbors to connect, create, and have fun together. Be sure to mark your calendars for the upcoming events below!

Book Club Kickoff – February 3rd at 5:00 PM

Our very first Book Club meeting is scheduled for **February 3rd at 5:00 PM**. Meetings will continue **every Tuesday at 5:00 PM**, as long as interest remains strong. This is a wonderful opportunity to relax, enjoy great conversation, and connect with fellow readers in the community. We hope to see you there!

Networking Night & Pot Luck – February 19th at 6 PM

Our neighborhood is full of talented, hardworking residents with amazing businesses, careers, and skills – so let's bring them into the spotlight! Our first-ever Networking Night & Pot Luck will focus on connecting neighbors, supporting one another, and showcasing the incredible talent within our community.

What better way to strengthen our neighborhood than by referring and uplifting businesses owned by the very people who live beside us?

This will be a potluck-style gathering, so please bring a snack to share while enjoying a relaxed evening of mingling and community connection. Don't forget to bring your business cards so neighbors can easily stay in touch afterward.

Whether you are a business owner, creative, professional, or simply have a passion to share, we encourage you to join us. Community thrives when we lift each other up!

Chili Cook-Off – February 22nd from 2:00 PM – 4:00 PM

Get ready to spice things up at our community Chili Cook-Off on **February 22nd from 2:00 PM to 4:00 PM**! Whether you have a prize-winning recipe or simply enjoy tasting delicious chili, this event is sure to be a flavorful and fun afternoon.

Come out to sample a variety of chilis, connect with neighbors, and enjoy some friendly competition. We hope you will join us for this tasty community tradition!

Spring Craft Night – March 7th from 5:00 PM – 7:00 PM

Get ready for a fun and creative evening! Join us on **March 7th at 5:00 PM** as we make adorable spring-themed door hangers. The cost is **\$5 per door hanger**, and all proceeds will support the Youth Social Committee and help fund future community events.

To ensure we have enough supplies for everyone, we are requesting RSVPs and payment by **February 28th**. We would truly hate to turn anyone away the day of the event, so please stop by the office to reserve your spot. Let's welcome spring with a night full of creativity and community spirit!

Spring Fling Featuring Talent Show & Karaoke – April 11th from 10:00 AM – 12:00 PM

Get ready for a fun-filled morning at our **Spring Fling on April 11th from 10:00 AM to 12:00 PM**! This donation-based community event will feature music, games, food, festive décor, and more.

We will also have a special kids' stage where little ones can showcase their talents or sing their hearts out during karaoke. It's the perfect opportunity for them to shine!

To help us plan and ensure we have plenty of activities and supplies for every child, please contact the office and RSVP by **April 4th**.

LET'S CELEBRATE SPRING TOGETHER WITH CREATIVITY, LAUGHTER, AND COMMUNITY FUN!

FEBRUARY 2026

| Sun | Mon | Tues | Wed | Thu | Fri | Sat |
|-----|-------------------------------|-------------------------------|-------------------------------|-------------------------|-----|-----|
| 1 | 2 | 3 Arc Meeting 6:30PM | 4 Disciplinary 6:30PM | 5 | 6 | 7 |
| 8 | 9 Board Meeting 6:30PM | 10 | 11 <i>Bingo!</i> 6:30PM | 12 | 13 | 14 |
| 15 | 16 | 17 Arc Meeting 6:30PM | 18 Disciplinary 6:30PM | 19 Finance 6:00PM | 20 | 21 |
| 22 | 23 Chili Cook-Off 2-4pm | 24 Board Meeting 6:30PM | 25 | 26 | 27 | 28 |
| | | 25 | 26 | 27 | 28 | |

❖ NEWS FROM THE ARCHITECTURAL BOARD! ❖

As we head into the spring season, the Architectural Committee would like to remind residents that this is a great time to refresh and maintain your property. Keeping your home and lot well-maintained helps preserve the beauty of our community and protects property values for everyone.

Routine lot maintenance is an important part of community standards. This includes maintaining lawns and landscaping, removing debris, trimming overgrown vegetation, and ensuring your yard remains neat and presentable. Seasonal pressure washing of driveways, fences, and exterior walls is also encouraged, as it helps prevent buildup of dirt, mildew, and staining that can occur over time. Additionally, homes should be repainted when exterior paint begins to fade, peel, or show signs of wear.

The Committee would also like to remind homeowners that any exterior modifications or changes to your property typically require prior approval. This includes projects such as tree removal, exterior painting, roof replacement, gutter installation or replacement, and other visible exterior improvements. Submitting requests in advance helps ensure projects meet community guidelines and prevents potential violations.

If you are planning a project and are unsure whether approval is required, please contact the office before beginning work. We are happy to help guide you through the process and answer any questions you may have.

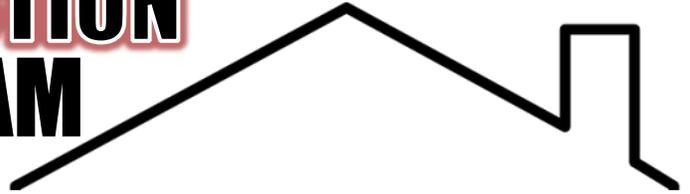
Thank you for doing your part to help keep our community looking its best!

MARCH 2026



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

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



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.....Lisa Kovach
Michael Kocsis
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

February 11th at 6:30pm



Night

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