



INCLUDED IN THIS MONTHS NEWSLETTER

- Phone List & Financials | Page 3
- Bio's | Page 4
- Monthly Calendar | Page 5

Volume 16, Issue 3
March 2025

LAKE PADGETT ESTATES EAST
Community Connection

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 General Purpose Room. The nominations for the Board of Directors were closed at the end of February. We have four (4) homeowners running with only three (3) vacancies on the Board. Therefore, an election will be necessary.

AGENDA

The Agenda for this meeting will be as follows:

1. Call to Order
2. Invoke Robert's Rules
3. Roll Call
4. Pledge of Allegiance
5. Acceptance of Minutes
6. Certification of Quorum
7. Affidavit of Notice
8. Announcement of 2025 Board Members
9. Old Business/New Business
10. Adjournment

Following the Annual Meeting, the Board will hold its organizational meeting for the purpose of choosing its officers for the upcoming year.

Upcoming Events...

The Hideout's St. Patty's Day Celebration

Monday, March 17th
5pm-8pm

Friendly Reminder: Clubhouse ID Policy

Clubhouse IDs are required to access the premises. Please Note:

1. You must present your ID to staff before being served in the Hideout.
2. If you are bringing guests, a guest fee per person, per day, is required for them to be permitted on the grounds.
3. Your ID serves as your key to enter the clubhouse.

If you do not have the new tap card, please visit the office Monday-Friday from 10 AM to 6 PM. Be sure to bring:

1. Your driver's license
2. A piece of mail for proof of address
3. **Renters:** A copy of your lease is also required.

Thank you for your cooperation!

From the Architectural Committee

Dear Residents,

As we welcome the refreshing breeze and vibrant blooms of spring, it's time to turn our attention to sprucing up our yards and community spaces. A tidy neighborhood not only adds to our collective pride but also ensures a pleasant environment for all.

Here are some guidelines to help us keep our yards in top shape:

Pressure Washing: Please take time to pressure wash your houses, fences, and driveways. This will remove any built-up dirt and grime, ensuring that our neighborhood continues to look clean and well-maintained.

Seasonal Decor Removal: If you still have Halloween or Christmas decorations up, you are past the allotted time frame take them down and are open for violation. Please take care of this as soon as possible.

Brush Piles: Any brush piles in your yard should be cleared away. This not only improves the appearance but also prevents potential safety hazards.

Tree Removal: If you are removing trees from your yard, please ensure that the entire tree is removed, and the stump is ground down. This will prevent future violations and keep our community looking neat.

By taking these steps, we can all contribute to a beautiful and welcoming neighborhood. Thank you for your cooperation and commitment to maintaining our community's charm.

Best regards,
The Architectural Review Board

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 January 2025

INCOME		
41010 ASSESSMENTS	53,738.95	53,738.95
41040 ADVERTISING INCOME	0.00	0.00
41050 ARC FEE	60.00	60.00
41055 ARC FINES	-120.00	-120.00
41060 ASSESSMENTS RESERVES	13,500.00	13,500.00
41090 GUEST FEE	40.00	40.00
41100 ADMINISTRATIVE INCOME	0.00	0.00
41101 LATE FEES	34.00	34.00
41103 ADMIN FEES LIENS	0.00	0.00
41104 INT INC MEMBERS	0.00	0.00
41107 MISC INCOME	300.00	300.00
41110 USAGE FEES-RESTAURANT	0.00	0.00
41120 AFF MEM DUES	1,328.00	1,328.00
41365 REIMB LGE UTILITIES	891.67	891.67
41375 REIMB LGE INS	1,083.33	1,083.33
41380 REIMB LGE WORK COMP	333.33	333.33
42117 CELL TOWER	2,858.51	2,858.51
42118 TENNIS ACADEMY	2,395.00	2,395.00
42119 POOL INCOME	0.00	0.00
48023 INTEREST RESERVES	41.86	41.86
49010 LGE SALES	15,951.55	15,951.55
49020 LGE TEMP MEMBERSHIP	285.00	285.00
49060 FUNCTION SALES	0.00	0.00
49075 LGE VENDING INCOME	618.84	618.84
49080 ROOM RENTAL	520.00	520.00
TOTAL INCOME	93,860.04	93,860.04
EXPENSES		
59110-59430 LGE EXPENSE	12,283.39	12,283.39
70020-79680 ADMINISTRATIVE	24,376.49	24,376.49
80020-80635 BUILDING	7,203.45	7,203.45
81010-81635 GROUNDS	9,009.90	9,009.90
82010-82090 PAYROLL	43,267.45	43,267.45
83020-83635 RECREATION	4,881.08	1,881.08
84010-84060 UTILITIES	9,858.15	9,858.15
85010-85030 ARC EXPENSES	0.00	0.00
TOTAL EXPENSE	110,879.91	110,879.91
RESERVES REIMBURSEMENT	13,500.00	13,500.00
NET INCOME/LOSS	(30,519.87)	(30,519.87)

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.....	727-849-3333
<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.***

Board of Directors Candidates

My name is Mike Place, I have lived in Lake Padgett Estates East for 10 years. I am an area construction manager for the number 1 home builder in the U.S. In my profession, I have learned a lot about what it takes to build a successful Community that is a great place to live as well as a good investment for homeowners.

I was first introduced to the importance of volunteering in our community when I was approached to join the Architectural Review Board, which I served as the chairman for 1 ½ years. While in that position, I was encouraged to run for the Board of Directors, where I could have a proactive part in the community. Now, I am at the end of my second term of 2 years, which I started as a member at large and then was selected as Vice-President. It has been a pleasure to have personally met many of you at one of our community or Youth events where I have volunteered to man the grill and cook burgers and hot dogs for everyone.

As a Board Member, I have always tried to make decisions based on what is best for the Community and Association as a whole. The purpose of the Board is to represent everyone equally, and not to try to force a personal agenda. Therefore, at the encouragement of many of the residents that know me, I am running for the board again, and would appreciate your vote as I continue to make sure that the decisions that are made are for the better of the community, and not the personal agenda of anyone.

Thank you for your support and your time,
Mike Place

Hello Neighbors!

My name is Debbie Moltisanti. I am currently the treasurer on the Lake Padgett Estates East Board of Directors. I am running to fill one of the upcoming vacancies on the Board in March.

I have lived in LPEE since April 2001. For the majority of this time, while working, I didn't have a lot of time to devote to our community. Since retiring in 2022, I want to give back to the community that I live in.

I believe strongly in maintaining our community for all the residents. I also really enjoy seeing more residents becoming involved in neighborhood events and decision-making.

I believe that some priorities for the Board going forward are 1) updating our 50-year-old DCRs, 2) limiting the number of corporate-owned houses in the community, and 3) addressing the rising cost of liability insurance that the Association carries.

Thank you for your time and consideration,
Debbie Moltisanti

My name is David Colucci. I have been part of Lake Padgett Estates East community for 4 years getting to know my neighbors. I am a retired US Army veteran and currently a small business owner with a family of 4. I have experience with communicating clear expectations, collaborating with others, and being very thorough with details

David Colucci

My name is Anthony DiChristopher, and I've been a proud homeowner since April 2010. For the past four years, I've had the honor of serving as a member of the Board of Directors. I love this community and am so excited about the progress we've made over the past few years.

Volunteering has always been important to me, and I truly enjoy helping with events like our annual Memorial Day and Labor Day picnics. I'm looking forward to continuing to serve this amazing community and working together to make it even better over the next two years.

Thank you for your consideration.
Anthony DiChristopher

MARCH 2025

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

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 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.....Stefany Mirabal
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

MARCH 12 @ 6:30PM

\$10 FOR 10 GAMES

PLAY FOR A CHANCE TO WIN!

