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VOLUME 14, ISSUE 10
October 2023

L A K E P A D G E T T E S T A T E S E A S T
Community Connection

MANAGER'S REPORT

Happy Halloween LPEE,

This month will be a busy one, the new pool gate will be installed along with the magnetic locks. The ID cards are scheduled to be delivered in the second week of October, so by the end of October we will be able to start issuing the new ID cards and activating the magnetic locks.

The Association was not able to reach the 60% participation in the election for the Amendments. The number of submitted votes needs to reach 675 in order to qualify as a quorum. There were just over 200 proxies submitted, less than one-third of the 675 needed. Only after a quorum is reached can they be tallied to see what the majority voted for. If you haven't submitted your signed proxy, please due that as soon as you can, the Association has 90 days to reopen the election if a quorum is reached. It is important that you have a say in what changes take place in Lake Padgett Estates East and if either of these Amendments are important to you, please ask your neighboring homeowners to fill out and submit their proxies if they haven't done that yet.

As far as activities are concerned, October will be busy as well. The Board meets on Monday the 9th and Monday the 23rd. The social committee will be holding Bingo on Wednesday October 11th, and Trunk or Treat on Saturday October 28th. The Hideout Lounge is having their Halloween party on Friday October 27th. The Community is having its fall yard

sale on Saturday October 21st .
If there is anything I missed, I apologize. Wishing everyone a fun and safe October.

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

Wishing you a great start into the last quarter of the year!

Change is in the air, and you can help be the change in our community—Help volunteer to be on our ARC Committee! Meetings are bi-monthly (*first and third Tuesday*), and are held here at the Community Clubhouse and start at 6pm. Volunteer positions are best for those that have those times available and a deep dedication for making a difference.

Please reach out to our office or the **Architectural Administrator** (arcadmin@lpeepoa.com) directly for more information!

-Your Architectural Admin, Kayla Reyes

BOARD OF DIRECTORS 2023

President.....Kim Walsh
 Vice President.....Richard Ellis
 Treasurer.....Danny Ficetola
 Secretary.....Lisa Kovach
 Members at Large.....Mike Place
 Debbie Moltisanti
 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**

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

Frontier, cable
 frontier.com..... 800-921-8101
Spectrum, cable
 brighthouse.com..... 833-267-6094
Waste Connections, trash
 progressivewaste.com..... 727-847-9100
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.***



LOCAL/LONG DISTANCE TOWING & TRANSPORT

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

Lake Padgett Estates East P.O.A
INCOME/EXPENSE STATEMENT, AUGUST 2023

INCOME		
41010 ASSESSMENTS	47,910.67	382,989.83
41040 ADVERTISING INCOME	0.00	0.00
41050 ARC FEE	240.00	2,400.00
41055 ARC FINES	(196.00)	9,846.00
41060 ASSESSMENTS RES	10,583.33	84,666.64
41090 GUEST FEE	5.00	1,740.86
41100 ADMINISTRATIVE INCOME	35.00	210.00
41101 LATE FEES	570.00	4,420.00
41104 INT INC MEMBERS	0.00	191.80
41107 MISC INCOME	1,061.00	5,274.00
41110 USAGE FEES RES	0.00	2,800.00
41120 AFF MEM DUES	1,352.00	10,088.00
41365 REIMB LGE UTILITIES	847.92	6,783.36
41375 REIMB LGE INS	1,032.00	8,256.00
41380 REIMB WORK COMP INS	250.00	2,000.00
42117 CELL TOWER	2,777.41	24,047.97
42118 TENNIS ACADEMY	1,410.00	12,450.00
42119 POOL INCOME	60.00	360.00
48023 INTEREST RESERVES	3.06	17.49
49010 LGE SALES	20,216.25	147,509.11
49020 LGE GUEST FEE	200.00	2,250.00
49060 FUNCTION SALES	0.00	2,140.00
49075 LGE VENDING INCOME	0.00	1,054.29
49080 ROOM RENTAL	345.00	2,646.00
TOTAL INCOME	88,702.64	714,141.35
EXPENSES		
59110-59430 LGE EXPENSES	13,748.79	117,892.22
70020-79680 ADMINISTRATIVE	7,847.76	106,092.68
80020-80635 BUILDING	10,227.34	41,635.76
81010-81635 GROUNDS	5,052.38	93,745.28
82010-82090 PAYROLL	24,217.57	218,989.07
83020-83635 RECREATION	1,395.33	10,024.29
84010-84060 UTILITIES	3,571.56	42,793.99
85010-85030 ARC EXPENSES	0.00	191.26
TOTAL EXPENSE	66,060.73	631,364.55
RESERVE REIMBURSEMENT	10,583.33	84,666.64
NET INCOME/LOSS	12,058.58	(1,889.84)

Neighborhood Corner...

**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.

Aurelia's Pup Care

Aurelia West
Dog Sitter/Walker
813-892-8829

Land O' Lakes, FL

Jenwest.jw@gmail.com



**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

OCTOBER 2023

Sun	Mon	Tues	Wed	Thu	Fri	Sat
1	2	3 Architectural Meeting 6 PM	4	5	6	7
8	9 Board Meeting 6:30PM	10 Food Truck 5-8	11 BINGO 6:30pm	12	13	14
15	16	17 Architectural Meeting 6 PM	18 Disciplinary 6:30PM	19 Finance 6:00PM	20	21
22	23 Board Meeting 6:30PM	24 Food Truck 5-8	25	26	27 The Hideout Halloween Party 8-1am	28 Trunk-or-Treat 4:30-6pm
29	30	31				

NOVEMBER 2023

Sun	Mon	Tues	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 Board Meeting 6:30PM	7 Architectural Meeting 6 PM Food Truck 5-8	8 BINGO 6:30pm	9	10 Office Closed Marine Corps. Birthday	11
12	13	14	15 Disciplinary 6:30PM	16 Finance 6:00PM	17	18
19	20 Board Meeting 6:30PM	21 Architectural Meeting 6 PM	22	23 Building & Grounds Closed Happy Thanksgiving!	24 Office Closed	25
26	27	28	29	30		



BE A PART OF GIVING BACK TO THOSE WHO FOUGHT TO KEEP US
FREE!

The residents of Baldomero Lopez State Veterans Nursing Home need your assistance! 120 Veterans from World War II, Korean War, Vietnam War and Gulf War reside at the home. They receive \$35 a month to purchase every day, personal needs. For most residents, this is all the money they have.

Again this year, due to CDC guidelines, we have had to modify our donation list. The staff at Lopez needs to maintain PPE and other required supplies, therefore available storage has been drastically reduced for our use.

The only items we can collect are:

- Depends Briefs & Men's Guards
- Boxes of Tissues
- Men's Stick Deodorant
- Men's Body Wash (or 3-in-1 Wash)
- Body Lotion (Regular size bottles)

We are also collecting:

Gift Cards from Target, Walmart, Sam's Club, Costco, Publix, Dollar Tree, Amazon
Checks made payable to Operation Patriot and cash donations

ALL donations will be used to provide personal care products, in bulk, incrementally throughout the year and other items needed by our Veterans. HONOR OUR HEROES!

LPEE is collecting donations at this year's Trunk Or Treat at the clubhouse on October 28th, 2023 from 4:30pm-6pm



Operation Patriot is a small, all volunteer charity comprised of employees and retirees of the Hillsborough County Sheriff's Office. We began this charity in 2004 to provide a way to better the quality of life of our aging heroes who are spending their last years at the Baldomero Lopez State Veterans Nursing Home (BLSVNH). It is located in Land O' Lakes and is the regional nursing home for this area of Florida, near our community, at the corner of Parkway Blvd and Ehren Cutoff.

We identified a need that was all but forgotten in our elderly veterans' home. Very few, if any, organizations exist to support the veteran heroes of our former wars, which include: WWII, Korea, Vietnam, and the original Gulf War. Many of us do not realize that the State has adopted the same dollar allowance as Medicaid for these items, which include toothpaste, toothbrushes, denture products, incontinence products (Depends type items), hand lotion, etc. This allowance is only \$35.00 per month. As many of you who have purchased these items know, this is not enough.

We began conducting a product drive for personal care products within businesses and schools in Hillsborough County, delivering between 250—400 boxes each Veterans Day to the home.

As time progressed we identified needs to assist the aging residents in their final years. We provide the funding for entertainers to perform for the residents seven times a month. We installed and maintain a computer system (stand alone) with internet access, along with Netflix and Skype capabilities. We provided several large screen televisions in common areas and diningrooms. We also provide numerous themed parties and BBQ events throughout the year, along with purchasing individual personalized Christmas gifts for each of the 120 Veterans, given to them at our annual Christmas party.

In the past, with the assistance of the staff at BLSVNH, the donated items were stored and used as needed for the residents. Due to Covid-19 and the need to maintain PPE and other needed supplies, available storage has been drastically reduced for our use.

Again this year we are accepting donations of Depends briefs and guards, boxes of tissues, men's stick deodorant, men's body wash, and body lotion. We are also accepting gift cards for Target, Walmart, Sam's Club, Costco, Publix, Dollar Tree, and Amazon: checks made payable to Operation Patriot: and monetary donations. All donations will be used to provide quality personal care products in bulk, throughout the year, along with other needed items for our Veterans.

WE ARE ALL VOLUNTEER, no one receives any compensation in any manner for our work. The donations we receive go to our goals, with very little (less than 4%) going toward operating costs.

In 2007 we incorporated as a charity in the State of Florida and we have attained a 501(c)(3) status with the IRS, which allows donors to have a tax deduction when they contribute to our organization.

If you would like to donate to help our Aging Heroes, please contact us at opatriot4@aol.com or send your contribution to Operation Patriot, P.O. Box 2443, Brandon, FL 33509. Please visit our website at www.operationpatriot.net or like us on Facebook.

LPEE Residents: My name is Debbie Moltisanti. I live in our community. For 13 years, the school I was principal at in Hillsborough County supported Operation Patriot with annual collection drives. Since we are so close to the nursing home, I would like to continue that tradition right here in our community. We will be collecting donations at this year's Trunk Or Treat on October 28.

Upcoming Events...

The Hideout's Annual Halloween Party!

Join us at the Hideout Friday October 27th for our Annual Halloween Party! Entertainment will be provided by DJ Josh. We will have a costume contest for the best dressed!

Come as you are or in your spookiest attire! All are welcome and guaranteed to have a spooktacular night!

The Hideout will be open it's normal hours of 4pm-2am. All the witches, ghouls, and goblins will arrive at 8pm.

Trunk *or* Treat



Saturday October 28th
4:30pm-6pm



Upcoming Events...

Marine Corps. Birthday & Veteran's Day Celebration

To all American Veterans, "Thank You" for your Service, Sacrifice and Patriotism! And for that we honor you with a day of commemoration! Join us as we celebrate both Veterans Day & the Marine Corps 248th birthday on Friday, November 10th starting at 7:00pm! There will be food and entertainment by DJ Josh.

All are welcome as we say THANK YOU!

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.
Food will be catered by Station House BBQ.

Tickets are \$20 per person or \$35 per couple. Tickets are now available in the office and Hideout!

Interested in a Committee?

Your Association is looking for volunteers to help with our committees!

If you enjoy finances you may be interested in joining the Finance Committee meetings on the third Thursday of each month.

If the upkeep of the homes in this neighborhood is important to you then come join the Architectural Committee, meetings are on the first and third Tuesday of each month. A little volunteering will go a long way!

Call the office at 813-996-4441 if you have any questions.



Do you have a flag that needs to be retired?

We are collecting tattered, faded or old American flags for Troop #12. Please bring them to the Clubhouse office Monday-Friday 10am to 6pm.

Thank You!



Friendly Reminder...

LIST OF VIOLATIONS

Following is a list of the violations of the Declaration of Covenants, Conditions and Restrictions: **Mail Box, Commercial Vehicle, Unattended Dog, Driveway in Need of Repair, Roof Eaves, Fence Repair/Paint, Garage Door in need of Repair, Hedges in need of Trimming, Illegal Fence, Vehicle up on Jacks, Lot Maintenance, Mildew, Noxious and Illegal Activity, Painting, No Permission, Parking, Roof Cleaning, Roof Repair, Screen in need of Repair, Signs, Untagged Vehicle, Trash Cans, Tree and/or Limbs need pruning, Tree Removal, Unsightly Items, Window AC Unit.**

It is important that we all inspect our properties to ensure we are clear of these violations. As the temperature begins to decline now is the best time to get some of these home improvements done to avoid citations from the Architectural Board. Please keep in mind that any exterior modifications need approval. You will want to contact Kayla at 813-996-4441 or arcadmin@lpeepoa.com to request an application for the work you plan to have done.

Coming Soon...

A new type of ID, a Swipe Card System! LPEE will be transitioning to a new Swipe System to enter the building and some of it's amenities.

At this time, the date of this transition will be TBD. There will be a set of rules, in addition to our current Rules & Regulations, that each resident and their guest(s) will have to abide by.

This additional information will be available at the office at the time of the new systems implementation.

Please keep in mind you will need to bring your driver's license and a piece of mail for proof of residency. If you are a renter please bring an updated lease along with the other required documents.

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

OCTOBER 11TH @ 6:30PM

\$10 FOR \$10 GAMES

PLAY FOR A CHANCE TO WIN!

