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VOLUME 15, ISSUE 1
January 2024

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

AppFolio is Here!

Lake Padgett Estates East has implemented a new software, Appfolio, and we're requesting residents to update their email addresses for communication through the app. We ask that you reach out to our office to ensure your email is updated for future notifications and communications via Appfolio.

Do You have the 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.

ANNUAL MEETING NOTICE

The Annual Meeting of the Lake Padgett Estates East Property Owners Association will be held on Monday, March 25, 2024 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 12, 2024 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.

Dear Residents,

We are thrilled to announce the formation of our new Architectural Committee! This committee will play a crucial role in maintaining and enhancing the aesthetics of our community.

If you're enthusiastic about architecture and eager to contribute to our community's vision, we invite you to become a part of this exciting initiative. Kindly express your interest by notifying Lisa in the office.

Additionally, please note that modification forms for any exterior changes are now available in the office. All exterior alterations must be submitted for approval by the Architectural Committee. We kindly ask for your cooperation in adhering to these guidelines to maintain the integrity of our community.

Let's work together to create a beautiful and harmonious living environment while being mindful of common violations.

Thank you for your cooperation,

Lake Padgett Estates East Board of Director's

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

INCOME		
41010 ASSESSMENTS	47,625.67	526,206.84
41040 ADVERTISING INCOME	0.00	0.00
41050 ARC FEE	360.00	3,904.00
41055 ARC FINES	(100.00)	10,683.00
41060 ASSESSMENTS RES	10,583.33	116,416.63
41090 GUEST FEE	5.00	2250.00
41100 ADMINISTRATIVE INCOME	0.00	210.00
41101 LATE FEES	650.00	6,325.00
41104 INT INC MEMBERS	0.00	191.80
41107 MISC INCOME	349.00	8,423.00
41110 USAGE FEES RES	400.00	4,400.00
41120 AFF MEM DUES	1,508.00	14,560.00
41365 REIMB LGE UTILITIES	847.92	9,327.12
41375 REIMB LGE INS	1,032.00	11,352.00
41380 REIMB WORK COMP INS	250.00	2,750.00
42117 CELL TOWER	750.00	30,352.79
42118 TENNIS ACADEMY	1,675.00	16,865.00
42119 POOL INCOME	(25.00)	485.00
48023 INTEREST RESERVES	.37	24.29
49010 LGE SALES	17,154.56	207,776.91
49020 LGE GUEST FEE	215.00	2,995.00
49060 FUNCTION SALES	0.00	2,745.00
49075 LGE VENDING INCOME	0.00	1,694.93
49080 ROOM RENTAL	0.00	2,946.00
TOTAL INCOME	83,280.85	982,885.17
EXPENSES		
59110-59430 LGE EXPENSES	13,126.53	164,678.12
70020-79680 ADMINISTRATIVE	16,545.71	157,213.04
80020-80635 BUILDING	(1,988.67)	44,261.69
81010-81635 GROUNDS	1,772.72	62,992.12
82010-82090 PAYROLL	27,756.49	320,608.52
83020-83635 RECREATION	2,682.29	14,697.28
84010-84060 UTILITIES	10,155.17	63,985.16
85010-85030 ARC EXPENSES	7.21	453.38
TOTAL EXPENSE	70,047.45	828,889.31
RESERVE REIMBURSEMENT	10,583.33	187,648.03
NET INCOME/LOSS	2,650.07	(33,652.17)

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

JANUARY 2024

Sun	Mon	Tues	Wed	Thu	Fri	Sat
	1 Building & Grounds Closed Happy New Year	2	3	4	5	6
7	8 Board Meeting 6:30PM	9 Food Truck 5-8	10 BINGO 6:30pm	11	12	13
14	15	16	17 Disciplinary 6:30PM	18 Finance 6:00PM	19	20 The Hideout's 'Onesie' Party! Entertainment by DJ Josh 8:30-1am
21	22 Board Meeting 6:30PM	23 Food Truck 5-8	24	25	26	27
28	29	30	31			



FEBRUARY 2024

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

Upcoming Events...

The Hideout 'Onesie' Party

Wear your best onesie and come enjoy
Entertainment provided by DJ Josh!

Saturday, January 20th
8:30pm-1am

The Hideout's Annual Super Bowl Party

Quarterly
Giveaways

50/50 Raffle

& more!

Join us Sunday February 11th for our
Annual Super Bowl Party at the
Hideout!



Saturday February 17th
2pm-4pm

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*



813-388-6166

Mon: 4:30pm-8:30pm *Limited Menu*

Tues: CLOSED

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

Fri: 4:30-10pm

Sat: 12pm - 10pm

Sun: 12-9pm



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

JANUARY 10 @ 6:30PM

\$10 FOR \$10 GAMES

PLAY FOR A CHANCE TO WIN!

