



# Isle Of Pines

## PROPERTY OWNERS ASSOCIATION



August 2016

## Survey for Speed Humps on Lake Mary Jane Road

Hello IOP Residents,

We are asking residents to participate in a survey to determine whether or not you would be interested in the placement of Speed Humps on Lake Mary Jane Road within the boundaries of the Isle of Pines. The survey is simply a way for us to determine if our community is interested in getting the petition process started, as described below. Many questions cannot be answered until a traffic study is done, but hopefully this will make things a little clearer.

The whole process with Orange County flows like this:

1) **PETITION**

A petition would need to be signed by the home owners (not renters) who live on LMJ road. We will need to have at least 66% of those home owners sign that they are in favor or interested in looking into speed humps. Petition of all the homes with official mailing addresses on LMJ Rd. No one on the other roads can sign this petition since the costs will only be paid by the residents on LMJ Rd.

2) **TRAFFIC SURVEY**

If over 66% of the homeowners on LMJ Rd signed the petition that they are interesting in looking into this further, then the County will perform a full traffic study of the road. From the study they can determine approximately how many humps would be needed and where the best placement might be.

3) **COMMUNITY MEETING**

Next they would set up a Community Meeting to discuss the options and answer more detailed questions. They will be able to answer more questions on costs and give suggestions on how many and where the humps would be needed, but the residents attending from LMJ Rd will be able to have input.

4) **OFFICIAL BALLOT VOTE**

After the meeting, official ballots will be mailed out to all residents on Lake Mary Jane Rd. If 66% of the RETURNED ballots vote yes – then the county will proceed with the process. (example – if 100 ballots are mailed out but only 50 are returned – then they would need 33 of the 50 ballots to be Yes votes to proceed.) It is very important to have participation in the ballot process because you do not want a few making a decision for the whole.

Other questions we reviewed :

- Speed limit on LMJ Rd in the Isle of Pines would be reduced from 35 to 30 mph (the max speed allowed for a road with speed humps)
- Number of speed humps cannot be estimated in advance. Typically the humps are recommended every 600 – 800 ft on a typical cut through road, but LMJ is not typical since it dead ends and has so little traffic towards the far end of the road. The suggestion will really depend on results from the traffic study. Also, residents will make the decision if they want more or less than recommended (for example – the County just studied a road where they recommended 10 humps, but the community decided on 7.)
- Costs would be paid by all home owners living on LMJ Rd in the Isle of Pines. This would be charged as a 1 time assessment in their taxes to cover the cost of the speed humps. Meaning the total cost of the speed humps would be equally divided by the number of homeowners on LMJ Rd. (Speed hump costs can vary depending upon the width of the road and other factors, but to give residents a ballpark of the cost – there are speed humps on Kirby Smith Road that cost approximately \$2500 each.) This is why only the residents on LMJ Rd can sign the petition and vote on the final ballot.
- We may also need to also study the traffic on the “alternate” cut through (Capri/Lacebark/Roxanne) to get initial traffic numbers since people may start to use that route if humps were put on LMJ Rd. (Thinking they may need speed humps down the road too.)

Please take the on-line survey (this is not the county petition) on Survey Monkey at

<https://www.surveymonkey.com/r/3RFJLXP>

# From The IOPPOA President

Hello Neighbors,

First off I would like to thank all the selfless volunteers involved in helping physically or by donating supplies for the completion of the sidewalk project. It was a great turn out and project was completed quickly and smoothly!!

I would like to remind our long time residence and new residence that with the high temperatures we are experiencing, there is a high risk of AMOEBA, a brain eating bacteria that can be active in our lake due to high temperatures, especially in shallow water. The deadly AMOEBA enters the nasal passage and attacks the BRAIN. Please be aware and watch your children closely. Please inform your neighbors as well and all of us should be cautious when swimming in the lake!

We had a great turn out for the 4<sup>th</sup> of July party and I believe everyone that attended thoroughly enjoyed themselves. A big thank you to all the volunteers that made it a success!! Please enjoy your summer and stay safe.

Terry Gardner (IOPPOA President)



Terry Gardner  
August 2



ISLE OF PINES PROPERTY OWNERS' BOARD MEMBERS		
Officers:		
Name	Phone	Email
President: Terry Gardner	407-496-1522	gardnerinc@bellsouth.net
Vice Pres: Al Eastburn	321-245-7710	aeast4748@aol.com
Treasurer: Kurt Lugar		lugar@bellsouth.net
Secretary: Jesse Dance		flyfishermn82@gmail.com
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Matt Rock		mattrock321@gmail.com
Josh Starcher		josh.starcher@gmail.com
Marilyn Williams	303-746-5086	lynnewsheba@gmail.com

The IOPPOA Board meets the First Tuesday of every month at 7:00pm at the South Beach Park. All are welcome to attend.

Please contact a board officer if you would like a topic to be put on the agenda for discussion.

Check us out at  
[www.isleofpines.org](http://www.isleofpines.org)

# July Board Meeting Minutes

**Date:** July 5, 2016

**Start time:** 7:10pm

**Terry Gardner called for the commencement of the meeting.**

**Treasurers report totaling \$25,422.83 as of date 7/5/2016 and was accepted with no opposition.**

**June meeting minutes were read and accepted with no opposition.**

## Discussion of Old Business:

- Al will work with Suzanne to work up questions to post up on Survey Monkey in regards to the speed humps.
- The awning/wind barrier effort has been tabled until next month. Jesse will continue to work on obtaining additional quotes.
- Electronic gate discussions continued. The board will continue to investigate questions to ask the membership in a survey and gather additional quotes from different companies.
- The committee is putting together plans for an event in November. More details will be provided at next month's meeting. Stay tuned...
- A future date has been determined to complete the basketball court enlargement effort on September 24<sup>th</sup>. The board will continue to investigate obtaining the equipment to do the work and ordering of concrete. Robert Holder made a motion and Chet seconded the motion to set the date of September 24<sup>th</sup> as the day to pour the concrete for the basketball court and shower pad. No one opposed.

## New Business:

- Jesse is working with 2 other companies to provide quotes for the pavilion awnings.
- Al has been tasked to come up with additional quotes towards the rekeying of the park locks by the end of the year.
- Mike Land brought up and took action to get new rope and buoys for the swim beach area; Mike has acquired the materials to replace the swim buoys and rope and will have it installed before July 15<sup>th</sup>.
- Dog park discussions are ongoing. Wendi discussed keeping it simple by mowing down the vegetation and roping off an area to start with. The efforts to clear vegetation will start later in the year when the weather cools off. It will take lots of volunteer hours to accomplish the task. Those that are interested need to email Wendy ASAP at [WendiRome@gmail.com](mailto:WendiRome@gmail.com). Only members will be allowed to use the park and must supply their own water and clean up after their animals.

## Meeting adjourned at: 7:40

**Board Member attendees:** Fred Blankenbicker, Jesse Dance, Al Eastburn, Terry Gardner, Robert Holder, Shawn Krzanik, , Ed Moon, Marilyn Williams, Kurt Lugar, Dana Aikin, Chet Kozinski, Dominique Lombardo, Donna Spencer (Alternate).

**Absent Board Members:** , Suzanne Arnold, Josh Starcher, Matt Rock.

**Guests:** Becky Field, Tony Radice, Chris Hutchingson, Maggie Odena, Dave Caldwell, Keb Basinet, Mike Land, Jenn Land, Jon Rome and Wendi Rome.

## From our friends at Lake Mary Jane Alliance

The next community meeting on Sunbridge. it's going to be August 17 at 6 PM but we don't have a location yet. Information will be posted on the website once it's available [www.lakemaryjanealliance.com](http://www.lakemaryjanealliance.com) This may impact development along Lake Mary Jane Road and behind the 5 acre lots. Attendance is very important.

**Thank you everyone for making our 2016 July 4th Parade and Party so successful**



Remember if you have an up coming Birthday, Anniversary or other special event you would like in the newsletter, please email [iopnewsletter@yahoo.com](mailto:iopnewsletter@yahoo.com)! Please submit by the second Saturday in the preceding month.

# OUR Community Working Together

I would like to send out a big thank you to all that participated in the sidewalk project at the park. I tried to make it a point to thank each and every one of you in person but if I missed someone I want you to know that I am very proud to have all of you hard working people as my neighbors. So thank all of you for the hard work. It was great to see how our community can come together and accomplish something that many of us thought was needed and will benefit several people.

Thank all of you!!!!!!!

Terry Gardner—President, IOPPOA



## IOP North Beach Project—A Dog friendly park

Hello neighbors!!

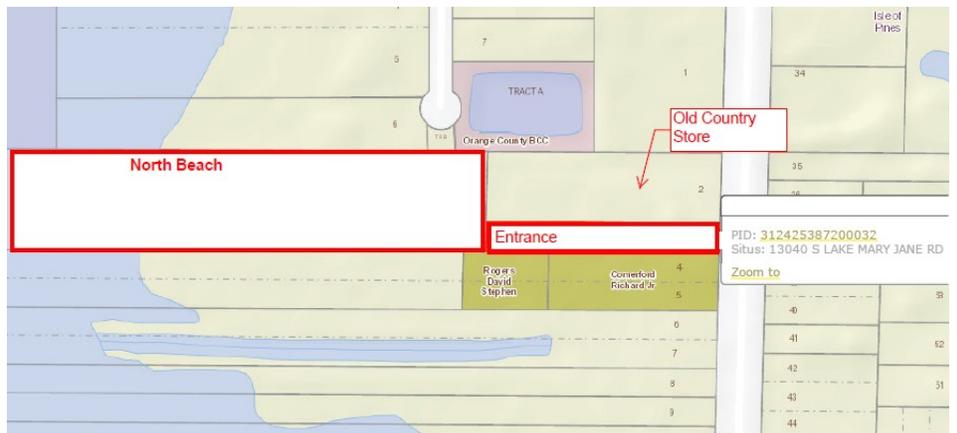
I am excited to announce that we will begin this project late summer early fall. We are looking for volunteers to help clear the land and help with small projects to make a wonderful place for our fur babies to play freely. We are at the very beginning stages and still planning. The property is extremely overgrown and is going to take a lot of work and volunteers to help clear it.

Here is some basic information:

- ◆ The park will be at the North Beach property located at the front of the neighborhood near the old country store (see map).
- ◆ The park will include lake access.
- ◆ It will be bring your own water and waste bags. Take waste with you.
- ◆ The park will start out very basic with a fenced area. Improvements and upgrades will be made gradually as funds become available.
- ◆ Use of the dog park will be available to IOPPOA Members Only.

We will be holding separate meetings just pertaining to the creation of the dog park and are completely open to suggestions and ideas!!!!!! To be added to the volunteer and email list or if you have any questions please feel free to email me at: [IOPdogpark@yahoo.com](mailto:IOPdogpark@yahoo.com)

Sincerely,  
Wendi Gardner-Rome



# Upcoming IOP Events

Aug 13	Triathlon (Fundraiser)
Oct 1	Triathlon (Fundraiser)
Oct	Halloween Party
Nov	Neighborhood Garage Sale
Dec	Christmas Party
Jan	Membership Drive

NOTE: Private—Park rental functions may be viewed at [www.isleofpines.org](http://www.isleofpines.org)

## NEWSLETTER ADVERTISING RATES

1 / 8 PAGE  
\$7.50

1 / 4 PAGE  
\$15

1 / 2 PAGE  
\$30

FULL PAGE  
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YOU SUPPLY THE AD \$50

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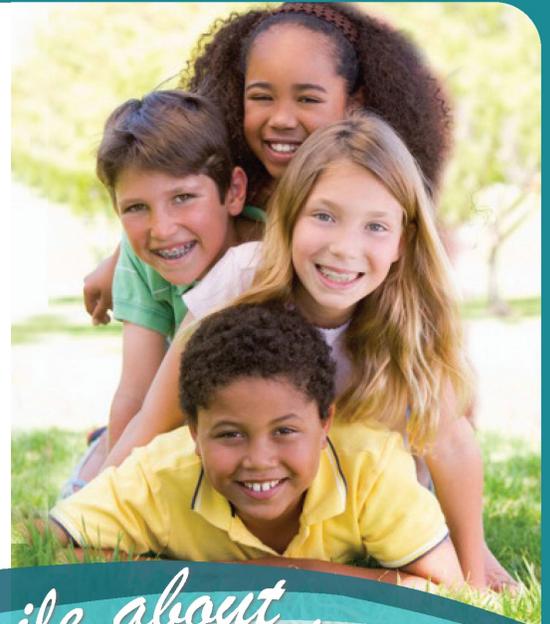
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## HAPPY BIRTHDAY

Nickie Bazinet July 10



Emmalynn  
Dowling July 30

Jimmy Land, Aug 8



Helen Land,  
Aug 29

## Spiderman Tree Service

We have helped many IOP residents with Tree Removal & Stump Grinding. Great Prices, Dependable service & complete haul away of all debris! Licensed, Insured & Bonded

We also do Lake Clearing, House Painting & Car Detailing!

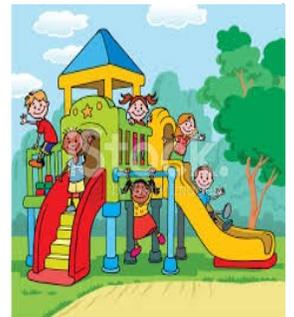
Call Steve for a free estimate!  
407-209-5048

## Play Group

Join us at the park  
Wednesdays at 4:00.

Members and non-members welcome!

Feel free to bring a snack to share.



# I Live, Play, & Sell Homes Here!

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**NEW: Now offering showings to view lakefront properties by boat or see the lake for homes with access.**

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## We Will Move This House - FOR SALE

*We want to give a warm welcome to our new IOP neighbors!*

**Welcome Back to Terri Smith!  
Harrington Family - Conifer Dr.  
Mr. Patterson - Desilu Dr.**

**Garcia Family - Winterset Dr.  
Rains Family - Marine Dr.  
Mr. Caccamo - Bray Rd.**



## LISTED AND SOLD BY: DOMENIQUE IN 0 DAYS!!!

**Lakefront home - 4 bedrooms, 2.5 bath, 5 car garage, pool, dock, beautiful sunset view.  
\$917,000**



**ISLE OF PINES - CONIFER DR.  
SOLD IN ONLY 8 DAYS - \$225,000** Pride of ownership home. With 3 bedrooms and 2 bathroom, 2 car garage with inside utility room. Vaulted ceilings, open kitchen with an eating bar and breakfast nook overlooking the family room with the wood burning fireplace. Tile through out the home except for the 2 spare bedrooms. Screen porch leading to over sized fenced and landscaped yard with above ground pool and deck. Concrete slab with aluminum galvanized RV/Boat port and shed. This home offers more than you would expect



**LISTED AND SOLD BY DOMENIQUE IN 0 DAYS!!!! - 14502 BRAY RD - ISLE OF PINES** - Beautiful 3 bed 2 bath one story home in beautiful Isle of Pines. Pride of ownership \$269,000



**Stratford Point - TESTIMONIAL!!!**  
Finding the right home and then going through the steps to purchase one is definitely one of the most stressful events in life. Add the fact that I was pregnant with our fourth daughter! Thinking back on the experience, there is no one else who could have done a better job at helping us walk through this stressful time than Domenique! Her level of knowledge, experience, and professionalism in addition to wonderful personality will never be forgotten. We love you Domenique! You are amazing!



**North Shore - TESTIMONIAL!!!**  
Domenique is extremely knowledgeable on all things Real Estate and location. She is very honest which is one of the best qualities that a Realtor can possess. She was very patient with our needs and wants, and always had our best interest at heart. She has a fantastic team for financing and a long list of contractors & inspectors. Domenique is the only Realtor that we will ever use and recommend. Thank you for always being available, even after we closed on the house.



**13834 MARINE DR - LAKE FRONT**  
Florida ranch styled lake home. Great room features wall of glass that frames sunsets through a canopy of trees across lake. Lake views from kitchen and master bedroom. Upstairs loft overlooks great room. Three-car carport/garage is attached by covered breezeway. Walkways, porches, and dock constructed of composite decking. Covered boat slip with electric boat lift. Lake home comes with a classic pocket sloop sailboat. So sail into the sunset or you may choose to take an evening stroll in the Preserve. All part of living in the Isle of Pines. Medical City/Lake Nona area. Fifty miles to beaches.  
\$550,000



**ISLE OF PINES - FERNWAY RD.**  
Oversized LAKE ACCESS lot with chain of lakes access or boating, skiing from community private park and dock as well as community events and activities. Lot improvements and cleared, some filled dirt, surveyed. The soil has been tested and house plans are available. This lot is ready to build!  
\$53,000



**ISLE OF PINES 12422 LAKE MARY JANE**  
Be part of history with one of the first homes built on Lake Mary Jane - Moss Park Chain of Lakes! One owner home. Huge double lakefront lot that has been filled and cleared but still has Grand Old Oaks with Spanish Moss, Magnolias, Cypress and Pecan trees. This lot has a concrete block home that can easily be updated or used as a footprint for an addition. This home rests in the center of two parcels which should be able to be divided into two lots or build one large estate. Options galore! \$675,000



**MAITLAND - LAKE FRONT**  
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