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Volume 15, Issue 12
December 2024

LAKE PADGETT ESTATES EAST Community Connection

From the Property Manager

At the November 25th Board of Directors meeting, the 2025 budget was approved. Beginning in January, monthly dues for Lake Padgett Estates East will increase to \$60 per month. This adjustment is necessary to address rising costs, including increases in the cost of living, minimum wage, and, most significantly, insurance premiums.

Our insurance premiums, the community's largest expense, played the most significant role in this increase. Did you know that LPEE's DCRs require the association to carry a \$10 million insurance policy? This stipulation was put in place by the developers back in 1972. For many years, finding coverage that met this requirement was manageable. However, since the Surfside Condominium collapse in 2021, securing the proper insurance has become increasingly difficult and costly.

What was once covered by a single policy now requires two separate policies, with the secondary policy being substantially more expensive. The Board of Directors has been working diligently to secure the necessary funding for these premiums, but these challenges have highlighted the need for change.

In response, the Board plans to propose a modification to the DCRs that would reduce the insurance requirement from \$10 million to \$5 million. This adjustment would bring LPEE's requirements in line with most other communities and significantly alleviate the financial burden.

For this change to take effect, it must be approved by 2/3 of homeowners in good standing. When this proposal is brought to a vote, your participation will be critical! This change could help ensure that dues remain affordable for years to come.

2025 Payment Information

Coupon books for 2025 dues should arrive by mid-December. If you have automatic withdrawal set up, there is no need to make any changes. However, if you use Bill Pay, please ensure you include the following information for proper processing: **2433, LPE, and your lot number**. You can also continue to pay in person at the office. Please remember we accept cash, check, or money order only.

We hope everyone has a safe and happy holiday season! Thank you for your continued support, and we look forward to seeing you in the new year.

Kori Brown, CAM

Community Reminder

Hurricane Milton may be behind us, but its impact remains visible across our community. While the county and FEMA have done an excellent job collecting organic storm debris, the responsibility for clearing the remaining debris now falls on us.

Uncleared debris can attract pests, create safety hazards, and block drainage systems, increasing the risk of future storm damage. To maintain a safe and welcoming community, we are asking all residents to have the remaining debris cleared from their property no later than December 15th.

If you need assistance with debris removal or are willing to lend a hand to a neighbor in need, please contact the office. By working together, we can ensure LPEE continues to be a place we're all proud to call home.

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.....Austin Fuhs
bookkeeper@lpeepoa.com
 Architectural Administrator..... Lisa Evans
arcadmin@lpeepoa.com

To contact the Board of Directors please email:
general@lpeepoa.com

No Bingo for December!

Dear Avid Bingo Players,
 We want to let you know that there will be *no bingo games during the month of December*. Our wonderful volunteers are taking a well-deserved break and would like to thank each of you who join us throughout the year. Your support and enthusiasm make these events truly special.

Wishing you all a Merry Christmas and a Happy New Year! We look forward to kicking off another fun season of bingo starting January 15, 2025. See you then!

Cookies with Santa

Come join us Saturday December 14th from 1pm-3pm.



Cheers TO THE New Year

The Hideout's Annual New Years Eve Party!

Sunday December 31st from 7:30pm –1am.
 Entertainment provided by DJ Rak.
 Dinner, Champagne Toast & Breakfast provided

Tickets are \$10 per person or \$15 per couple. Tickets are now available in the office and Hideout!

Lake Padgett Estates East P.O.A
INCOME/EXPENSE STATEMENT OCTOBER 2024

INCOME		
41010 ASSESSMENTS	47,708.67	476,962.66
41040 ADVERTISING INCOME	0.00	150.00
41050 ARC FEE	40.00	1,575.00
41055 ARC FINES	0.00	465.00
41060 ASSESSMENTS RESERVES	10,583.33	105,833.34
41090 GUEST FEE	55.00	2,035.00
41100 ADMINISTRATIVE INCOME	0.00	0.00
41101 LATE FEES	0.00	2,650.00
41103 ADMIN FEES LIENS	0.00	0.00
41104 INT INC MEMBERS	0.00	86.00
41107 MISC INCOME	883.00	22,976.00
41110 USAGE FEES-RESTAURANT	0.00	2,800.00
41120 AFF MEM DUES	1,924.00	16,640.00
41365 REIMB LGE UTILITIES	891.67	8,916.70
41375 REIMB LGE INS	1,083.33	10,833.30
41380 REIMB LGE WORK COMP	333.33	3,333.30
42117 CELL TOWER	2,858.51	25,606.02
42118 TENNIS ACADEMY	1,565.00	14,330.00
42119 POOL INCOME	0.00	600.00
48023 INTEREST RESERVES	0.37	2.53
49010 LGE SALES	17,752.51	179,083.41
49020 LGE TEMP MEMBERSHIP	205.00	3,270.00
49060 FUNCTION SALES	520.00	2,405.00
49075 LGE VENDING INCOME	0.00	1,933.49
49080 ROOM RENTAL	120.00	2,040.00
TOTAL INCOME	86,523.72	884,526.75
EXPENSES		
59110-59430 LGE EXPENSE	11,640.52	147,690.06
70020-79680 ADMINISTRATIVE	13,032.98	159,236.58
80020-80635 BUILDING	2,767.85	55,815.36
81010-81635 GROUNDS	4,657.78	62,121.10
82010-82090 PAYROLL	28,318.77	287,252.80
83020-83635 RECREATION	10,282.44	33,816.20
84010-84060 UTILITIES	5,591.34	54,200.93
85010-85030 ARC EXPENSES	0.00	174.87
TOTAL EXPENSE	76,291.68	800,307.90
RESERVES REIMBURSEMENT	10,583.33	198,541.48
NET INCOME/LOSS	(351.29)	(114,322.63)

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.....	727-847-9100
<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.***

Filed a Hail Claim?

Denied or Under-Paid?
Free claim review

Deadline to fix it = 4 December 2024
(no new hail claims)



Ask An Adjuster

Call David Underwood, Public Claims Adjuster

Cell: 813-503-9333, License #W887484

email DavidU@AskAnAdjuster.com

Schedule your free review at www.AskAnAdjuster.com/DavidU



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ATTORNEY YOUNG KIM, ESQ &
ELAINE PRADO, LITIGATION PARALEGAL

DECEMBER 2024

Sun	Mon	Tues	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
		Arc Meeting 6:30PM	Disciplinary 6:30PM			
8	9	10	11	12	13	14
	Board Meeting 6:30PM	Vamos! Food Truck 5-8pm				Cookies with Santa 1pm-3pm
15	16	17	18	19	20	21
		Volunteer/Staff Holiday Party	Disciplinary 6:30PM	Finance 6:00PM		
22	23	24	25	26	27	28
	Board Meeting 6:30PM		Building & Grounds Closed			
29	30	31				30
		The Hideout's Annual NYE Party 7:30pm-1am				

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

Political Signs and Flags

AS WE APPROACH THE 2025 PRESIDENTIAL INAUGURATION ON JANUARY 20TH, WE WANT TO REMIND ALL RESIDENTS THAT POLITICAL SIGNS AND FLAGS MUST BE REMOVED BY THIS DATE. THIS EXPECTATION ENSURES THAT OUR COMMUNITY MAINTAINS A NEUTRAL AND RESPECTFUL ENVIRONMENT FOR ALL RESIDENTS. THANK YOU FOR YOUR COOPERATION IN KEEPING LAKE PADGETT ESTATES EAST A UNIFIED PLACE FOR EVERYONE.



Shay's Place



813-388-6166

Mon: CLOSED

Tues: CLOSED

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

Fri: 4:30-10pm

Sat: 12pm - 10pm

Sun: 12-9pm

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

JANUARY 15 @ 6:30PM

\$10 FOR \$10 GAMES

PLAY FOR A CHANCE TO WIN!

