

# Needles from the PINES

August-September 2023

Newsletter of the Winter Park Pines Community Association, Inc.



*Celebrating 61 Years!*



October 3rd, 2023

**National  
Night Out  
2023**

Set The Date...

*See page 4 for more info!*

## **Annual Meeting of the Membership**

Our Annual Meeting of the Membership will be on October 11, 2023. The purpose of the annual meeting is for the election of Officers and Directors, presentation of the annual reports, and general businesses.

For more information about the meeting please refer to page 4.

**The next regular board meetings will be on August 9th, 2023 & September 13th, 2023**

Winter Park Pines Association meetings are held monthly on the 2nd Wednesday at 7:30 pm.

All residents are invited and encouraged to attend.

Our meetings are held via Zoom. If you would like to attend, please send an email with your name and address for the Zoom link to [wppcapresident@gmail.com](mailto:wppcapresident@gmail.com). You can get all your WP Pines news and information in **FULL COLOR** on the Winter Park Pines Facebook page and at [www.winterparkpines.com](http://www.winterparkpines.com)

### MISSION STATEMENT

**THE WINTER PARK PINES COMMUNITY ASSOCIATION, INC. (WPPCA)** is a not-for-profit corporation organized in 1962 for the residents of the Winter Park PINES subdivision in northeast Orange County. It is a totally volunteer association established to inform the residents of the 901 homes and enhance the value of living in the PINES.

WPPCA has as its mission to support its residents through ongoing enhancement programs. These programs are accomplished through active interaction with Orange County officials, agencies and information via its newsletter, **Needles from the PINES**.

WPPCA's purpose is to foster effective neighborhood relations and to forge a spirit of harmony throughout the PINES. The association accomplishes this purpose with the highest standards and professionalism and integrity.

# **Winter Park Pines Community Association, Inc.**

## **Officers**

### **President**

Peter H. Mason  
[wppcapresident@gmail.com](mailto:wppcapresident@gmail.com)  
407-671-0785

### **1st Vice President**

Joe McCluan  
[firemed2c@gmail.com](mailto:firemed2c@gmail.com)  
321-438-5321

### **2nd Vice President**

Denise Ertler  
[deniseertler@gmail.com](mailto:deniseertler@gmail.com)  
407-671-1823

### **Treasurer**

David Clisch  
[wppcatreasurer@gmail.com](mailto:wppcatreasurer@gmail.com)  
321-449-6642

### **Secretary**

Becky Clisch  
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863-599-0410

## **Directors**

Michelle Deleon [michelle@zenlivingrealty.com](mailto:michelle@zenlivingrealty.com)  
*Events Chair*

Denise Ertler [deniseertler@gmail.com](mailto:deniseertler@gmail.com)  
*Needles Editor & Graphic Designer*  
*Needles Distribution Coordinator*

Fran Frataccia [ffrataccia@msn.com](mailto:ffrataccia@msn.com)  
*Code Enforcement Chair, Membership & Mall*  
*Maintenance Chair*

Melissa Johnson [wppcamembership@gmail.com](mailto:wppcamembership@gmail.com)  
*Membership Chair*

Brent Ludlow [wppca.yard@gmail.com](mailto:wppca.yard@gmail.com)  
*Yard of the Month Chair, Mall Maintenance,*  
*Facebook Chair*

Kim Ludlow [kim.ludlow13@gmail.com](mailto:kim.ludlow13@gmail.com)  
*Website Chair*

Joseph McCluan [firemed2c@gmail.com](mailto:firemed2c@gmail.com)  
*Nextdoor Chair*

Mayba Torres [mayba5656@hotmail.com](mailto:mayba5656@hotmail.com)  
*New Neighbors Welcome Chair*

## **Committee Members**

### Mall Maintenance

Carol Magierski [carol28@aol.com](mailto:carol28@aol.com)

### Events

Brian Terry [brian.terrycfp@gmail.com](mailto:brian.terrycfp@gmail.com)  
Jim Kiger [jwkiger@earthlink.net](mailto:jwkiger@earthlink.net)  
Matt Noe [mnoe@wphf.org](mailto:mnoe@wphf.org)

### Membership

Steve Frizzell [swfrizzell@gmail.com](mailto:swfrizzell@gmail.com)  
Matt Noe [mnoe@wphf.org](mailto:mnoe@wphf.org)  
Clyde Moore [iluvwinterpark@earthlink.net](mailto:iluvwinterpark@earthlink.net)

### New Neighbor Welcome

Laurie Davis [okvalleyfl@cfl.rr.com](mailto:okvalleyfl@cfl.rr.com)  
Clyde Moore [iluvwinterpark@earthlink.net](mailto:iluvwinterpark@earthlink.net)  
Matt Noe [mnoe@wphf.org](mailto:mnoe@wphf.org)

### Code Enforcement

Vanessa Philman [vanessa.philman@yahoo.com](mailto:vanessa.philman@yahoo.com)  
Carol Magierski [carol28@aol.com](mailto:carol28@aol.com)

## **Needles Distribution Volunteers**

Corey Anderson  
Marcia & Ken  
Damkjer Eva Gaber  
Carmen Giubilei

Amy Hunter  
Mark & Ruthanne Jaeger  
Phil Keller  
Adam Lee

Dennis Lenhart  
Peter Mason  
Evelyn Pilchick  
Dra. Aitza Ramirez

Mickey Reyes  
Richard & Susan Roy  
Brian & Susan Terry  
John & Linda Wolfe

### **How to reach us or contact us:**

Winter Park Pines Community Association (WPPCA) P.O. Box 5357, Winter Park, FL 32793 [wppcapresident@gmail.com](mailto:wppcapresident@gmail.com)

Feel free to contact specific board members whom you think are on a committee or in a position that can best address your needs. We are your volunteer board and welcome you to become involved in a spirit of community.

**Needles & Website Editorial Distribution Board:** *Needles from the Pines* is a bi-monthly publication distributed by the Winter Park Pines Community Association, Inc. The editorial material and the content of the newsletter are discretionary to the WPPCA Board. The newsletter is completed a month prior to the distribution. The WPPCA website provides those with internet access to view and download event schedules, membership and volunteer application forms, photos of community activities, Yard-of-the-Month digital photographs, contact information as well as important documents such as the Bylaws, meeting minutes, and past issues of the Needles. The website is at: [www.winterparkpines.com](http://www.winterparkpines.com)

### **Please mail any comments regarding the newsletter to:**

The Needles Editor at WPPCA, P.O. Box 5357, Winter Park, FL 32793 or contact [deniseertler@gmail.com](mailto:deniseertler@gmail.com)

**SERVING THE PINES COMMUNITY...**

**Condolences:** The Board would like to send sympathy cards to members who have lost someone dear. It is our hope that remembrance can offer comfort during difficult times. If you know of a deceased resident you would like us to remember, contact Denise Ertler by phone at 407-671-1823 or via email at [deniseertler@gmail.com](mailto:deniseertler@gmail.com).

**Friends and Neighbors:** Do you need emergency help with odd jobs around the house and yard? Your WPPCA Board may be able to help you. We have the resources and contacts to make things happen. All requests for assistance will be considered on an individual basis. We cannot guarantee anything, we will give it a try! If you are interested in what can be done, please contact one of your Board members.

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**WAIVER**

Paid sponsorship and member announcements featured in the *Needles from the PINES* do not constitute an endorsement of products or services from the Winter Park Pines Community Association. Please take any complaints or concerns directly with advertisers or members, if not the Better Business Bureau or appropriate authority.

**Calling all writers....** We are always looking for articles to be published in the Needles. If you would like to write an article that would be of interest to your fellow residents please submit it to us. It could be on any topic of public interest or useful tips to share. Please send by the 10<sup>th</sup> of the month to the Needles editor at [deniseertler@gmail.com](mailto:deniseertler@gmail.com). If you have a suggestion of what you would like to see in the Needles also let us know.



Peter H. Mason  
WPPCA President



**FROM ONE NEIGHBOR TO ANOTHER  
A PRESIDENT'S MESSAGE**

The seasons seem to be flying by. We are in the middle of summer with Labor Day coming up on September 4th and the start of fall on September 23rd. Let's hope hurricane season is kind to us again this year, which is hard to predict with all the crazy weather all across the country. This is the time of year we keep our fingers crossed until November 30th when hurricane season ends. If you are new to the Pines (or Florida) make sure you have taken hurricane preparedness steps. See the hurricane article on page 5 for basic information and websites to go to.

It is nice to see the increased interest in volunteers for the WPPCA. As you will read on page 2 we have many more Committee Members that have joined our ranks. This means more ideas to do things for the community and more hands to carry out those plans. Those ideas include more events, more membership gatherings, more upkeep for the Mall, more welcomes to new neighbors, more code enforcement eyes, etc. As folks get involved the more we can accomplish so we hope you will become a contributor. Also, the more residents who pay the annual fee, the more money we have to keep the Pines a desirable and fun place to live.

Our 2023 membership year ends on September 30th so not too late for paying the very low annual fee, which is only \$50 before we start to kick off our 2024 membership year on October 1st. In the state of Florida, the average HOA fees tend to range from \$100 to \$500 per month! See page 6 on the three easy ways to pay via check, PayPal or Square.

Speaking of new years' starting, on October 11th the Winter Park Pines Community Association will hold our Annual Meeting of the Membership. It is when newly elected (or re-elected) Directors and Officers are voted into the Association by its members for the coming year. You, as Pines residents, can enrich the association by becoming part of it!

As you may know I am a big advocate of volunteering to help the community and the association. Please see page 4 to find out more information about this annual meeting.

There are many opportunities to donate a little bit of your time. It is what makes Winter Park Pines the community it is. We especially would like more members on the Membership and Events Committees. If you have any interest in volunteering your time in any aspect, please contact me at [wppcapresident@gmail.com](mailto:wppcapresident@gmail.com) or call me at 407-671-0785 to discuss the opportunities. I look forward to continuing to serve the Pines and look forward to your contribution of time & talent.

Winter Park Pines is truly a special community. Thank you to all who have made the Pines a great place to live.

# WPPCA Annual Meeting of the Membership

When: October 11, 2023, @ 7:30 PM

Where: Via Zoom

A community association is a foundation of any strong residential community. You may be familiar with the concept of a Homeowner's Association (HOA) but the Pines does not have an HOA. What we do have is a voluntary community association made up of dedicated individuals who give their time and talents to serve as Officers, Directors, Committee Members or help on Ad Hoc Projects. The association is sustained by residents of the Pines who choose to financially contribute to support our community by paying our annual fees at various levels. The Winter Park Pines Community Association (WPPCA) is an efficient not-for-profit association that works toward bettering our neighborhood. As with every association, a strong Board of Directors and committee structure is needed; i.e. members who want the WPPCA to succeed and continue to assure the well-being of the Pines.

Those who decide to serve on the WPPCA's Board of Directors or on committees do so to make a difference by getting involved in our community. They are willing to volunteer without compensation and view this as an opportunity to serve the Pines by enhancing our community's assets and lifestyle. As a volunteer, no matter at what capacity, you are a team player and responsible for the direction the Pines takes in the future.

On October 11th, the Winter Park Pines Community Association will hold their Annual Meeting of the Membership. The purpose of the annual meeting is for the election of Officers and Directors, presentation of the annual reports, and general businesses. It is when newly elected (or re-elected) Directors and Officers are voted into the Association by its members. You as Pines residents can enrich the association by becoming part of it! You can bring in new innovative ideas and find ways to enhance our community by being a part of the volunteer team.

Any paid member of the WPPCA is eligible and can submit a request for nomination or a recommendation for someone to run for the Board. Nominations can also be taken at the meeting.

If you are interested in contributing to your community for the 2023/2024 year or like to attend the Annual Meeting of the Membership, please contact Peter Mason at [wppcapresident@gmail.com](mailto:wppcapresident@gmail.com) with your interest or any questions.

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## Orange County Sustainability Grant Update!

By Joe McCluan

We are pleased to announce that the Winter Park Pines Community Association's application for the Orange County Sustainability Grant has been approved. This exciting development marks a significant step forward in our efforts to promote sustainability and enhance the quality of life in our community. The grant will support the replacement of our existing Mall entrance lighting as well as upgrading the solar lighting at the other four neighborhood entrances. With the approval secured, our application will now move forward to the Board of County Commissioners for final approval. We express our sincere gratitude to the Orange County Sustainability Grant committee for recognizing the importance of our project and their support in making it a reality.



## National Night Out

By Michelle Deleon

National Night Out is a family friendly, annual community-building campaign that provides a great opportunity to get to know your neighbors and local law enforcement. This event enhances relationships while bringing back a true sense of community. And having a strong community makes our neighborhood a safer, more caring place to live.

This year, the Winter Park Pines will be hosting our event at the [Winter Pines Golf Club on Tuesday, October 3rd](#), from **6pm – 8pm**. More information will be posted on the Winter Park Pines Facebook Page, Instagram Page and on Nextdoor. If you have questions or would like to help plan or volunteer at the event, please email Michelle Deleon at [michelle@zenlivingrealty](mailto:michelle@zenlivingrealty) or call (407) 619-7056.

# Hurricane Season is Here!

With the many new Pines residents moving into the neighborhood, some may not have been through a Florida hurricane. Hurricane season starts on May 15 in the north Pacific and June 1 in the Atlantic and the Caribbean with the peak of season occurring between mid-August and late October. It ends on November 30. Before hurricane season each year, make sure you and your family are prepared by planning ahead. Here are some suggestions on what to do PRIOR to an event. Please note the websites below for more information.

Build A Kit: Be sure you have at least 10 days of supplies. A basic emergency supply kit to include:

- Non perishable food & water for 10 days.
- Prescriptions and OTC Medications.
- Non-electric can opener
- Pet food, extra water, leash.
- Moist towelettes, garbage bags and paper towels
- Cell phone with chargers and a backup battery
- Propane gas
- Important family documents

Remember, any severe storm can be deadly and destructive. One of the best tips to be prepared. Prepare ahead of time and listen to the directions of officials for the approach. Secure your home, or find a safe shelter for its arrival, and know how to proceed safely during the aftermath.

[www.stateofflorida.com/articles/hurricane-preparedness-guide](http://www.stateofflorida.com/articles/hurricane-preparedness-guide)

[www.cdc.gov/disasters/hurricanes/before.html](http://www.cdc.gov/disasters/hurricanes/before.html)

[www.weather.gov/safety/hurricane-plan](http://www.weather.gov/safety/hurricane-plan)

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## Farewell to Outstanding Neighbors

*Written by Tom Cullens*



We are fortunate in the Pines to have many neighbors who volunteer to improve our community. Over the years, countless people have served in official and unofficial capacities. Our neighbors touch our lives in big and small ways. Ben and Dalena Taylor and Amy Turner are among our neighbors who have worked hard to improve the Pines community, and both recently moved

away. Each brought fresh ideas and youthful leadership when the neighborhood was quickly attracting young adult families.

Ben was one of the first leads for NextDoor, social media for our neighborhood. Before serving two terms as President of the association's Board, he was responsible for the entrance mall maintenance. Under his leadership, Citizens on Patrol was started, a new website emerged, the Board adopted a new method of publishing the Needles newsletter, speeding on Ranger Blvd was addressed, and new landscaping companies began work. As President, Ben brought on a diversity of new board members, He could be found hanging holiday decorations at the entrance mall, cleaning out the storage closet, going door-to-door with the Needles and other important flyers, and helping neighbors with hurricane cleanup. Ben took on the monumental task of replacing the entrance sign, yielding a beautiful result. During Ben's service on the Pines Board, the Board added the ability to receive dues electronically through PayPal, then through portable devices, and QR codes.

Thanks also to Dalena Taylor, an Aloma PTA board member, who brought great ideas and creativity. Dalena was instrumental in starting therapeutic mentorship and play therapy programs that will benefit students well into the future. She was also essential in co-founding and co-leading the local Girl Scout Troop 424, making an incredible impact on the lives of the Daisy and Brownie girls and our community.

When Amy Turner moved into the Pines in 2014, she hit the ground running, quickly creating a Facebook group for new moms. She became the Events Director for the Pines in 2015 and brought the annual celebration of National Night Out to a whole new level. Amy expanded the advertising and grew the participation in the community garage sale, and she offered community-wide events at the golf course. As a long-time resident of the Pines, I can attest that few have done more to build community spirit and pride than Amy. The good news is that she hasn't moved far as she and her family now reside on Summerfield Rd. and she continues to sponsor the Needles.

Amy Turner and Ben & Dalena Taylor have laid out excellent examples of community volunteerism, and we give thanks for all they brought to our community and wish them well.



# Are You A WPPCA Member?

Your contribution helps in every way to make Winter Park Pines one of the finest communities to live in. Below are some of the services and privileges we can continue providing when you pay your membership!

## Service and Benefits

- Landscaping costs for the main PINES entrance on Aloma Avenue (the Mall).
- Maintenance of our neighborhood entry markers on Banchory, Cady Way, Scarlet and South Ranger.
- Publication of the “Needles from the PINES” newsletter for communication and information.
- Recognize deserving Yard of the Month and Holiday Decorations Awards.
- Management and hosting of association website.
- Special events & gatherings to promote the PINES spirit of community.
- Application for grants from Orange County and other agencies to enhance the Pines.
- Voting privileges at the membership meeting to elect officers & directors, approve budgets and other community actions.
- Ensure the association has emergency funds for unplanned expenses.

## The 2023 Membership (10/1/2022 to 7/01/2023)

*Support your Winter Park Pines  
Community Today!*

## Goal: 901 Homes



## Winter Park Pines Community Association Inc. 2023 Membership Form

Member(s) Name(s): \_\_\_\_\_ Email: \_\_\_\_\_

Street Address: \_\_\_\_\_ Phone# \_\_\_\_\_

Renter? Y/N: \_\_\_\_\_ Year Moved to the Pines: \_\_\_\_\_ Veteran? Y/N \_\_\_\_\_ Would you like to volunteer? Y/N \_\_\_\_\_

Membership Level: (Circle one): Standard: \$50 Bronze: \$60 Silver: \$80 Gold: \$100 Platinum: \$250+

### Payment Methods

Pay on our website: [www.winterparkpines.com/join](http://www.winterparkpines.com/join)

Mail check to : WPPCA – P.O. Box 5357 Winter Park, F 32793

Use the square option of your choice (below), then please email [wppcamembership@gmail.com](mailto:wppcamembership@gmail.com) to confirm credit.



Standard \$50



Bronze \$60



Silver \$80



Gold \$100



Platinum \$250



**Mark your Calendar!**  
**NATIONAL NIGHT OUT**  
**October 3rd**  
**from 6-8pm**  
**WINTER PINES GOLF CLUB**



## AUGUST



### Free Community Yoga

August 5th 9am - 10am  
 Winter Pines Golf Club

Bring your yoga mat and water. Space is limited, and registration is required.

Register here



Register here

**All Orange County Public Schools**  
**Back in Session**  
 August 10th

### Popcorn Flicks in the Park

August 10th at 8pm

Central Park, Winter Park

FREE and open to the public! We encourage you to bring a blanket, a picnic or snacks, and some family and friends and join us to watch *Guardians of the Galaxy!*

### Florida Kids & Family Expo

August 12-13

Orange County Convention Center

Enjoy a day full of discovery and fun for the whole family that's indoors with more things to experience than you can do in a day. Tickets are \$8 each in advance or \$15 at the door.

## SEPTEMBER



### Free Community Yoga

September 2nd 9am - 10am  
 Winter Pines Golf Club

Bring your yoga mat and water. Space is limited, and registration is required.

### Jazz'n Blues Concert

September 9th 7pm - 10pm

Leu Gardens

Get ready for an amazing evening of jazz, blues and a little bit of everything in between from some of the most popular bands in Central Park a picnic of your favorite foods and bring seating, alcohol is permitted. Florida. Tickets range from \$16-\$25



### Happy Hour Meet Up

September 14th 6pm - 8pm

Winter Pines Golf Club

Head over to the Bonfire Grill for drinks and grab a bite with your neighbors!

### Happy Frights Haunting Nights

September 29th - October 31st

Leu Gardens

Gather the entire family and enter into exciting immersive worlds throughout the gardens, plus 8 trick-or-treat stations along the way. Fun for all ages.

**WANT TO LEARN MORE ABOUT WHAT'S GOING ON IN THE NEIGHBORHOOD?**



or



@winterparkpinesofficial

**AMY & COLIN TURNER**

TURNER GROUP  
 KW WINTER PARK  
 KELLER WILLIAMS REALTY

**We've SOLD over 100 homes in the Winter Park Pines**

Contact us today to find out why your neighbors trust us to help them buy and sell.

**#1 in Keller Williams Winter Park**

TheTurnerGroup.com  
 GetStarted@TheTurnerGroup.com  
 407-803-3885

# Amy & Colin Turner – The Turner Group

Amy and Colin Turner of The Turner Group are the #1 Realtors in Winter Park Pines with over 100 homes sold in the Pines community alone and are the #1 Realtors at Keller Williams Winter Park. They are a husband and wife team with a passion for helping homeowners sell and buy, they are dedicated to providing the best service to their clients and have a wealth of experience in the real estate industry.

Amy and Colin have a strong commitment to their clients and make sure they are informed throughout the entire process. They are experienced negotiators and will ensure that their clients get the best deal on the perfect home. They are also knowledgeable in all aspects of our community and our local market and can provide valuable insight when it comes to selling your home for top dollar. Amy and Colin also offer a variety of services to help their clients with their needs. They are prepared to be your one-stop-shop resource to your real estate transaction, to ensure everything goes smooth from start to finish and BEYOND. They also offer access to a wide variety of service partners such as: stagers, home renovation services, handymen, painters, landscapers, roofers, mortgage lenders and MORE!

The Turner Group is also highly active in the community. They are involved in numerous local events, including Santa on the Fairway, Food Trucks on the Fairway, Community Garage Sales, Shredding Pop-Ups, National Night Out, Movie on the Fairway, Drive-In Movies, Winter Park Pines Moms Group, sponsors of Winter Park Parks and Rec, and support several local elementary schools and WPHS. Amy has served as Events Director for the Winter Park Pines Community Association from 2015-2022. Colin has volunteered with Orange County Public Schools as the Boys Varsity Assistant Coach at Boone HS from 2013-2017 and Winter Park HS from 2017- present.

Amy and Colin have been serving the Winter Park area for over 10 years, and their commitment to their clients is evident in the way they do business. They are passionate about helping their clients meet their real estate goals and are dedicated to providing the best service possible, all while giving back to our community.

If you are in the market to sell your home or looking for a new home, you can't go wrong with The Turner Group. Check out our Google Reviews, to see why your neighbors choose to work with us! Contact us today to start the conversation and let's build a plan together, 407-802-8466.



**We're Back!!!** Summer is winding down and the kids will start to head back to school. It's important to remember and share with your children some key tips that will help keep them safe and healthy throughout the school year

- \*Review your family's walking safety rules and practice walking to school with your child
- \*Teach your child the rules of the road and practice riding the bike route to school with your child.
- \*Teach your children school bus safety rules and practice with them.

For more details please refer to the web site below

<https://www.nsc.org/community-safety/safety-topics/school-safety/school-safety-home>

## Volunteer Your Time? ~ Expectations!

**Events Committee** - Work directly with Event Chair, help organize events, able to work with vendors, personable, friendly and enthusiastic.

**Needles**- Work with Needles editor by researching and writing informative/interesting articles for our newsletter.

**Membership Committee** - Help the Membership Chair build & promote membership, create ways to build membership, organize membership drives, track incoming payments, keep database of members, edit membership letters & promotions.

**New Neighbor Welcome Committee** - Work with New Neighbor Welcome Chair, you will introduce yourself to new neighbors, able to explain the benefits of being a member of the Pines, drive or walk to homes to hand out gifts, possibly one hour a week.



# June Yard Of The Month



**1st Place - Zeny and Larry Schmidt**  
*431 London Road*



**2nd Place - Sadie and Eric Williams**  
*2827 Banchory Road*



**3rd Place - Marjorie and Henry Strozkeski**  
*525 Roughbeard Road*

# July Yard Of The Month



**1st Place - Kelly Wheeler**  
*2903 Little John Rd*



**2nd Place - Martin Dupuis and James Franklin**  
*738 S. Ranger Blvd*



**3rd Place - AZ and CJ Thomas**  
*22936 Fitzooth Dr.*

The Pines is changing all the time. Our residents grow and move on bringing into the neighborhood new families and individuals. It is note worthy to see how diversified our community has become and what makes the Pines the wonderful neighborhood it is today.

Here is a listing of the homes which have recently sold in the Pines by various realty groups. These are your new Neighbors!

\*\*\*Statistics are from Stellar MLS, a multiple listing service.

## April - June 2023 Homes Sold in Winter Park Pines

Address	Sale Price	Date Sold	Beds	Baths	Sq. Footage
418 Gilbert Road	\$400,000	4/19/2023	4	3	1,880
230 S. Ranger	\$565,000	4/28/2023	3	2	2,309
2747 Prince John Road	\$520,000	5/1/2023	3	2	1,608
723 Monmouth Way	\$725,000	5/8/2023	5	3	2,423
2755 Prince John Road	\$486,000	5/26/2023	4	2	1,595
336 Saint Dunstan Way	\$450,000	6/2/2023	3	2	1,554
654 Friar Road	\$550,000	6/5/2023	3	2	1,772
2816 Prince John Road	\$596,500	6/14/2023	4	2	1,817
643 Gilbert Road	\$483,500	6/28/2023	4	2	2,185
528 Saint Dunstan Way	\$520,000	6/30/2023	3	2	1,656

# WPPCA Monthly Board Meeting Minutes

June 7th 2023 @ 7:30 PM, via Zoom

**Note:** These are a condensed version of the meeting minutes. For full meeting minutes please go to [www.winterparkpines.com](http://www.winterparkpines.com)

**Directors in attendance:** Peter Mason (President), Joe McCluan (1st VP), Denise Ertler (2nd VP), Michelle Deleon, Fran Frataccia, Melissa Johnson, Kim Ludlow; **Directors absent:** Dave Clisch (Treasurer), Becky Clisch (Secretary), Brent Ludlow, Ben Taylor; **WPPCA Committee Members in attendance:** Jim Kiger, Carol Magierski; **WPPCA Members in attendance:** None; **WPPCA Non-Members in attendance:** None; **Guests in attendance:** None

Meeting called to order by WPPCA President, Peter Mason at 7:34 pm. A quorum was present. Introductions were made by all.

**Officer Reports: President:** Peter Mason thanked everyone for all the volunteer work everyone does. Peter welcomed two new committee members Jim Kiger on Events and Steve Frizzell on Membership. Peter has sent thank you letters to 70 Gold Members and 6 Platinum Members. The new WPPCA Database on Google AppSheet went live on 6/1/23. Peter is looking for volunteers to research about neighborhoods that border the WPPCA. Peter had 3 residents reach out to him this past month one commenting on the Winter Pines Golf Club Meeting, another updating with a name misspelling in the Needles and a third with positive comments about the new Mall wall & sign, wanting a lead on the boulders. We will be using DocuSign for our between meeting motion approval process to be in compliance with our new Bylaws. Peter will be forming a Nomination Committee to work on our slate of Directors and Officers for next year. Peter said we are planning for the 2024 budget and wants to insure everyone is engaged. Officer and Committee recommendations should be submitted to Dave by July 15th.

**Secretary:** Peter Mason reported for Becky Clisch. The motion to approve the WPPCA Board of Directors Regular Monthly Meeting minutes of May 10, 2023 was unanimously approved via email vote with abstentions from Melissa Johnson and Ben Taylor.

**Treasurer:** Peter Mason reported for Dave Clisch. May income was \$1,280 with expense of \$2,094. The bank savings is \$7,178, checking is \$17,071. Motion: Michelle Deleon moved to accept the Treasurer's report as presented. Fran Frataccia seconded the motion. Motion passed unanimously with no abstentions. Peter said Ben Taylor will be moving and Joe McCluan has agreed to be our 3rd signatory. Motion: Fran Frataccia moved to update our bank signatories by removing Ben Taylor, adding Joe McCluan and keeping Dave Clisch and Peter Mason on the account. Denise Ertler seconded the motion. Motion passed unanimously with no abstentions.

**1st Vice President:** Joe McCluan said the OC Sustainability Grant was recommended by the Neighborhood Services Division and was forward to the Board of County Commission for their final approval.

**2nd Vice President:** Denise Ertler said there was nothing to report.

**Committee Reports: Code Enforcement:** Fran Frataccia reported 11 incidents including stolen vehicle, burglary, fraud/counterfeit, RV in a driveway, trash around house, high grass & weapon discharge.

**Events:** Michelle Deleon welcomed Jim Kiger. She said 10 yoga signs were purchased and they had 20 participants at the last class. There will be no class in July. The WPPCA Members Happy Hour at Bonfire Grill was held on 5/25/23 with 20 residents. Michelle said National Night Out is coming up in October. She said they may have a fall yard sale and other potential fall events such as movie nights, golf cart Christmas

Parade, block parties, etc. Peter said that the Banchory Road Happy Hour that occurred on May 12th in his driveway was a great success with 30 residents.

**Facebook:** Peter Mason said Brent Ludlow was not able to attend the meeting and did not send anything to report.

**Mall Maintenance:** Fran Frataccia reported that the Ski Club property has a dead pine tree at the Mall entrance that was reported to the county but it is the owner's responsibility. Fran and Carol Magierski continue to pick up the mall area weekly. Fran said the pump relay and many sprinkler heads were replaced.

**Membership:** Melissa Johnson said the statics are: dollars paid @ \$23,245, # of members @ 358, % of homes paid @ 39.70%. We gained 16 members from last month and are 18 members ahead of STLY. Peter said the membership year starts October 1st and ends September 30th. Peter said the non-resident owner/manager mailing yielding 1 survey, 7 returned letters and a campaign ROI of 141%.

**Needles:** Denise Ertler said the current Needles went very well last month. Denise would like to get all articles by the 10th of the month.

**New Neighbor Welcome:** Michelle Deleon said she hasn't had a chance to get out to greet neighbors. Michelle still loves doing it, but is looking for someone to take over as chair of the committee.

**Nextdoor:** Joe McCluan said he has attempted 4 times s to be the Pines Page Moderator but they have not appointed him yet.

**Website:** Kim Ludlow said the website was up to date & stats were: 142 site sessions & 107 unique visitors.

**Yard of the Month:** Peter Mason reported for Brent Ludlow the June winners were: 1st to Zeny and Larry Schmidt at 431 London Rd, 2nd to Sadie and Eric Williams at 2827 Banchory Rd and 3rd to Marjorie and Henry Strozeski at 525 Roughbeard Rd.

**Old Business:** Ben Taylor departure. Peter Mason recognized Ben Taylor who is moving out of state. Peter recognized Ben's many roles over the past 9 years of Mall Maintenance, Nextdoor, 1st VP and President for 2 terms. Accomplishments during Ben's presidency included a new website, new landscape companies, added board members, held the first new resident gathering, successful garage sales and National Night Out events, started Citizens on Patrol and transitioned the Needles publication process. After his presidency Ben took on the daunting task of the Mall Wall & Sign replacement which was a huge effort that looks great. Peter said Ben was invaluable in helping him transition to the Presidency and gave great support and counsel. Peter said we will miss Ben's insights and historical knowledge and thanked him for all he has done.

**New Business:**

**Next Meeting:** Peter Mason said the next meeting is a Board of Directors Regular Monthly Meeting that will be held on Wednesday, July 12th at 7:30 pm via Zoom. If any Pines residents want to join any meeting they can, they simply need to send him an email with their address.

**Closing:** Peter Mason thanked everyone attending the meeting. Motion: Joe McCluan moved to adjourn the meeting. Fran Frataccia seconded the motion. Motion passed unanimously with no abstentions. Peter adjourned the meeting at 8:53 pm.

# WPPCA Monthly Board Meeting Minutes

July 12, 2023 @ 7:30 PM via Zoom

**Note:** These are a condensed version of the meeting minutes. For full meeting minutes please go to [www.winterparkpines.com](http://www.winterparkpines.com)

**Directors in attendance:** Peter Mason (President), Joe McCluan (1st VP), Denise Ertler (2nd VP), Michelle Deleon, Fran Frataccia, Melissa Johnson; **Directors absent:** Dave Clisch (Treasurer), Becky Clisch (Secretary), Brent Ludlow, Kim Ludlow; **WPPCA Committee Members in attendance:** Carol Magierski, Matt Noe, Mayba Torres; **WPPCA Members in attendance:** None; **WPPCA Non-Members in attendance:** None; **Guests in attendance:** None

Meeting called to order by WPPCA President, Peter Mason at 7:33 pm. A quorum was present. Introductions were made by all.

**Officer Reports: President:** Peter Mason thanked everyone for all the volunteer work everyone does. Peter welcomed two new committee members Clyde Moore & Matt Noe both who will be serving the Events, Membership and New Neighbor Welcome Committees. Peter has sent thank you letters to 71 Gold Members and 6 Platinum Members. Peter is looking for volunteers to research about neighborhoods that border the WPPCA. Peter had 2 residents reach out to him one that said "you have an issue with your membership payment process. It took my \$ but never asked my name or address." Peter responded to her saying that we are trying to solve for getting data with electronic payments but have not figured it out yet. The second resident was Ben Taylor who sent Peter his resignation since he was moving with the following comments. "Serving the Pines has been a wonderful and enriching experience. Our neighborhood has been a great home for me and my family and the people I've been able to meet while serving on the board have kind hearts and a dedication to building community that is unlike anything I've seen. While we may be moving away for jobs the Pines will always be home and hold a special place in our hearts. As a board you all do amazing work and your service to our community does not go in unnoticed. The bar has been set very high for what we should expect from a neighborhood." Peter formed a Nomination Committee with Joe McCluan (chair), Fran Frataccia and Mayba Torres to work on our slate of Directors and Officers for next year. Peter said the 2024 budget planning is underway and recommendations are due by 7/15/23. Peter attended a HOA Board of Directors certification training session put on by OC. He learned a lot about the myriad HOA's rules and regs, whereas our voluntary association is much simpler to run.

**Secretary:** Peter Mason reported for Becky Clisch. The motion to approve the WPPCA Board of Directors Regular Monthly Meeting minutes of June 14, 2023 were unanimously approved via DocuSign.

**Treasurer:** Peter Mason reported for Dave Clisch. June income was \$920 with expenses of \$3,425. The bank savings is \$7,178, checking is \$12,776 and PayPal is \$48. Motion: Joe McCluan moved to accept the Treasurer's report as presented. Michelle Deleon seconded the motion. Motion passed unanimously with no abstentions.

**1st Vice President:** Joe McCluan said the OC Sustainability Communities Grant at the Board of County Commissioners was approved on 7/11/23 for \$5k. Ashley Roof, the Grant Assistant Project Manager will attend the grant orientation meeting on 7/14/23.

**2nd Vice President:** Denise Ertler said there was nothing to report.

**Committee Reports: Code Enforcement:** Fran Frataccia reported 7 incidents including campers, trailer & RV blocking streets/

sidewalks, high grass, overgrown weeds on easement and a DUI arrest.

**Events:** Michelle Deleon said there is an Events Committee Planning Meeting on 7/31/23 at Bonfire Grill from 6 pm – 8 pm. Michelle registered with OC the Pines for National Night Out on 10/3/23 at the Winter Pines Golf Club. The next Winter Park Pines Happy Hour Meet Up will be 9/14/23 from 6 pm – 8 pm at Bonfire Grill. Yoga continues on the 1st Saturday monthly. We may add more classes.

**Facebook:** No report sent.

**Mall Maintenance:** Fran Frataccia said 3 pine trees had been cut down, but there are still some dead ones. Carol Magierski said they will be at the Mall again on Thursday concentrating on the middle islands clean up. Carol said they will continue to cut plants so the sign is not hidden. We are re-bidding the lawn and landscaping contract and any leads should be sent to Fran.

**Membership:** Melissa Johnson said the statics are: dollars paid @ \$243,445, # of members @ 363, % of homes paid @ 40.3%. We gained 5 members from LM and are 17 members ahead of LY and our average payment is up \$4.00 to \$65. Matt Noe volunteered to help with our electronic payment data capture. Fran picked up the membership signs. Peter said that our membership year ends on September 30th and starts on October 1st.

**Needles:** Denise Ertler said that all is good with the next publication. She appreciated everyone getting their information in early.

**New Neighbor Welcome:** Michelle Deleon said she has not been out in months and will be stepping down as chair and looking forward to a new chairperson taking over.

**Nextdoor:** Joe McCluan reported that just normal traffic on the site. Website: No report sent.

**Yard of the Month:** Peter Mason reported the July winners were 1st to Kelly Wheeler at 2903 Little John Rd, 2nd to Martin Dupuis and James Franklin at 738 S. Ranger Blvd, 3rd to AZ and CJ Thomas at 2936 Fitzooth Dr.

**Old Business:** None.

**New Business:**

**New Director Nomination:** Peter Mason nominated Mayba Torres to the Board as a Director. Peter reviewed her past involvement on the Events Committee, Grant Working Group and Nomination Committee and said she has lots of energy and will be a good person to lead our New Neighbor Welcome Committee. Fran and Michelle both said she will be excellent. Motion: Michelle Deleon moved to elect Mayba Torres as a Director of the WPPCA Board. Fran Frataccia seconded the motion. Motion passed unanimously with no abstentions.

**Next Meeting:** Peter Mason said the next meeting is a Board of Directors Regular Monthly Meeting that will be held on 8/9/23 at 7:30 pm via Zoom. If any Pines residents want to join any meeting they can, they simply need to send him an email with their address.

**Closing:** Peter Mason thanked everyone for attending the meeting. Motion: Joe McCluan moved to adjourn the meeting. Denise Ertler seconded the motion. Motion passed unanimously with no abstentions. Peter adjourned the meeting at 8:38 pm.

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