

# Needles from the PINES

December 2021 / January 2022

Newsletter of the Winter Park Pines Community Association, Inc.



**Celebrating 59 Years!**



**Promote your business in the Needles by becoming a 2022 WPPCA sponsor!  
See page 6 for more information**

**The next meetings will be on December 8, 2021 and January 12, 2022.  
Winter Park Pines Association meetings are held monthly on the 2nd Wednesday at  
7:30 PM. All residents are invited to attend.**

***Due to Covid-19 all meetings are held via Zoom until further notice. 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 Nextdoor, 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 the support of 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.  
2022 Board of Directors/Officers**

<b>President</b>	Peter H. Mason wppcapresident@gmail.com 407-671-0785
<b>1<sup>st</sup> Vice President</b>	<i>Open Position</i>
<b>2<sup>nd</sup> Vice President</b>	Denise Ertler deniseertler@gmail.com 407-671-1823
<b>Treasurer</b>	Chris Hyma wppcatreasurer@gmail.com 305-495-8743
<b>Secretary</b>	<i>Open Position</i>

**2022 Directors/Committees (\*Director)**

<b>Immediate Past President</b>	Ben Taylor* bentaylor1984@gmail.com
<b>Citizens on Patrol</b>	Jack Lokken jacklokken@gmail.com
<b>Code Enforcement</b>	Fran Frataccia* (Chair) ffrataccia@msn.com Jack Lokken jacklokken@gmail.com
<b>Events</b>	Amy Turner* amyturner@kw.com
<b>Facebook</b>	Jessica Hazzard jbrookie82@gmail.com
<b>Mall Maintenance</b>	Fran Frataccia* ffrataccia@msn.com
<b>Membership</b>	Michelle Deleon* (Chair) wppcamembership@gmail.com Melissa Johnson melissa@mainframe.com Fran Frataccia* ffrataccia@msn.com
<b>Needles Editor</b>	Denise Ertler* deniseertler@gmail.com
<b>New Neighbor Welcome</b>	Michelle Deleon* (Chair) wppcamembership@gmail.com Carmen Giubilei carmengiubilei@gmail.com Laurie Davis okvalleyfl@cfl.rr.com
<b>Nextdoor</b>	Ben Taylor* bentaylor1984@gmail.com
<b>Website</b>	<i>Open Position (Chair)</i> Kim Ludlow kim.ludlow13@gmail.com
<b>Yard of the Month</b>	Brent Ludlow* wppca.yard@gmail.com

## How To Reach Us

Write to us at:  
**Winter Park Pines Community Association**  
**P.O. Box 5357 Winter Park, FL 32793**  
**wppcapresident@gmail.com**

Feel free to contact specific Board Members who you think is 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 Community Association, Inc. (WPPCA). The editorial material and the content of the newsletter is discretionary to the WPPCA Board. The newsletter is completed a month prior to the distribution. The WPPCA website provides those with internet access with 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

#### **Needles Editor**

Denise Ertler  
deniseertler@gmail.com

#### **Graphic Design**

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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

### **Needles Distribution Volunteers**

#### **Distribution Coordinator**

Denise Ertler – deniseertler@gmail.com

Corey Anderson	Adam Lee
Marcia & Ken Damkjer	Evelyn Pilchick
Denise Ertler	Dennis Lenhart
Eva Gaber	Dra. Aitza Ramirez
Carmen Giubilei	John & Linda Wolfe
Amy Hunter	Richard & Susan Roy
Mark & Ruthanne Jaeger	Brian & Suzan Terry
Phil Keller	Peter Mason

**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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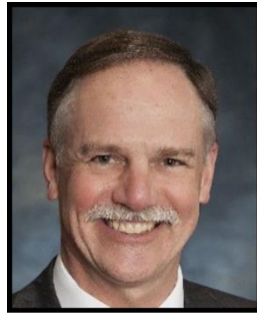
**WAIVER**

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.



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



Peter H. Mason  
WPPCA President

It's the holiday season and with it comes end of year changes. The new year is just around the corner and with the new year your Winter Park Pines Community Association has also changed! The 2022 term for the Board of Directors started in October, new committee members are joining the volunteer ranks and our new fiscal year starts in January.

I want to personally thank everyone who attended our Annual Meeting of the Membership in October and acknowledge your vote of confidence on electing me for a 2<sup>nd</sup> term as your president. Leading this 59 year old organization as your 38<sup>th</sup> president, I take the responsibility seriously and hope to engage with more volunteers this coming year to help run the organization.

We have several officers and directors who have stepped down as we start the new term so I want to thank Ansi Fernandez, Tom Cullens, Anna Pepper, Jessica Hazzard, Jack Lokken and Carmen Giubilei for their service. Jack and Carmen will be continuing on as committee members. On page two (2) of this issue of the Needles you will see the current officers and committee members that are volunteering their time to insure the Pines remains a great place to live.

At the October annual meeting, Chris Hyma was voted in as our new Treasurer to the WPPCA. Chris was born and raised in Miami and ventured up to Central Florida to attend Stetson University, followed by the University of Florida. After graduating from UF with his Master's in accounting, he began his career in Tampa before relocating to the Orlando area in 2015. Chris spent 7 years in public accounting at a big four firm and recently made the transition over to the hospitality industry and works in the finance and accounting department. After renting in the downtown Orlando area for many years, Chris started the house hunting process and decided Winter Park Pines was the perfect place for him, given its proximity to restaurants, downtown, and the Cady Way Trail. Chris purchased a house in 2020 and currently lives with his girlfriend, Amy and their miniature schnauzer, Norah. In their free time, they enjoy staying active outdoors and traveling. We welcome Chris to the WPPCA.

Although the pandemic is still upon us, this year has been filled with great events and successful contributions to our community; such as bringing back our "Community Wide Garage Sale", "National Night Out" (see article on page 6), furthering the safety to our streets, the extensive input of work rejuvenating our mall entrance by completing a \$10k landscaping and sign grant, personal recognition of our Platinum and Gold members, and last but not least, the update of our website, [www.winterparkpines.com](http://www.winterparkpines.com). It's been quite a rewarding and productive year!

For more detailed information, please take notice of the WPPCA 2022 Budget Report on page 13 in this issue as it will explain the budgeted revenues and expenses for 2022.

We are always looking for individuals to help the association. Currently we have key open positions of Secretary, Citizens on Patrol, Nextdoor and Facebook. If you have any interest in volunteering please contact me at [wppcapresident@gmail.com](mailto:wppcapresident@gmail.com) or call me at 407-671-0785 to discuss the opportunities.

As your president, it has been my pleasure to serve the Pines this past year and I look forward to a new and prosperous 2022. Winter Park Pines is truly a special community with our 901 homes. Thank you to all who have made the Pines a wonderful place to live.



# Save \$5 on your 2022 Membership Dues Until Dec. 31st

Now is the time to pay your membership for 2022! You now have 3 convenient options for submitting payment!

- 1) Use the QR code of your choice (on this page)
- 2) Use PayPal on our website ([www.winterparkpines.com/join](http://www.winterparkpines.com/join)), or
- 3) Mail a check along with the 2022 Membership Submittal Form on page 5.

**Early Bird: \$45**

Membership Discount  
valid thru Dec. 31<sup>st</sup> 2021

The Winter Park Pines Community Association depends on the support of our members, both financially and through the donation of time and energy to care for our community. Winter Park Pines is a “community association”, not a homeowner’s association. This gives us the unique advantage of not only having very low annual membership, but the ability to have renters and homeowners both play active roles in our association.

Your membership contributes to maintaining the landscaping (*including the building of the new mall wall*), the lighting and irrigation of the entrance mall, Yard of the Month, publishing of the Needles, maintaining the WPPCA’s website ([www.winterparkpines.com](http://www.winterparkpines.com)) and welcoming new neighbors into the Pines; and let’s not forget community events such as the Community Garage Sale and National Night Out!

## Become a member today and watch your community grow!



**Standard \$50**



**Bronze \$60**



**Silver \$80**



**Gold \$100**



**Platinum \$250**

## Membership Updates by Ben Taylor

First, I want to say thank you to so many Pines residents who have responded to our membership 2022 letter campaign. If you haven’t yet submitted your membership dues for 2022, there is still time. You can complete the form in this newsletter and mail it or go to [www.winterparkpines.com/join](http://www.winterparkpines.com/join) and pay now. By paying your membership now you can receive a \$5 savings!

Now that you’ve taken care of that, I wanted to highlight a change in Directors. Michelle Deleon is now serving as the Membership Director and will be taking over entering membership data. As you may have seen on Nextdoor, I shared an apology where I neglected to enter George Simpson’s information for his 2021 Membership dues, not once, but twice. I have spoken to him and apologized for the oversight as it was my fault. I realize that with so much human involvement in our data entry, mistakes can happen. If I have missed you before, I am sincerely sorry. We truly appreciate all the support from our community and recognize that each of our residents are a vital part of what makes the Pines a wonderful place to live.

I’m hopeful that with fresh perspective from Michelle and the rest of the board, they will continue to evolve our processes and modernize it so we can continue to accept digital payments and check payments while maintaining accurate records. We are all volunteers, giving our time to our neighborhood and at times, having to learn and figure out the best way to do a procedure. Mistakes are made and learning occurs. I regret I missed a paid member and no doubt may have missed others. My hope is that we can continue to learn from these experiences and continue to grow.

To give of your time or have thoughts about how to improve these processes please reach out to anyone on the board. This way we can find ways for you to bring your talents to the service of our Pines community.



# Are You A WPPCA Member?

Your contribution helps in every way to make Winter Park Pines, our neighborhood, one of the finest communities to live in today. Here are just some of the many measurable services and privileges we can continue providing when you pay your membership!

## Services and Benefits

- Landscaping costs for the main PINES entrance on Aloma Avenue (the Mall) and four neighborhood entry markers on Banchory, Cady Way, Scarlet and South Ranger
- Maintain the irrigation & lighting systems at the Mall
- Cost of utilities for the Mall
- Publication of the "Needles from the PINES" newsletter for communication and information
- Recognize deserving Yard of the Month and Holiday Decorations Awards
- Hold special events & gatherings to promote the PINES spirit of community at various functions
- Representation with Orange County agencies and other homeowner associations
- Apply for grants from Orange County or other agencies to enhance the PINES

- Voting privileges at the membership meetings to elect officers & directors, approve budgets and other community actions.
- Manage the association website
- Insure the association has emergency funds for unplanned expenses like the Mall sign damage, etc.

**2022 Membership Drive has Begun!**

**The Goal is 901 Homes!**

**Support your Winter Park Pines Community Today!**



As of 11/20/2021

### Winter Park Pines Community Association, Inc. 2022 Membership Submittal Form

Member/s Name/s: \_\_\_\_\_ Email: \_\_\_\_\_

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

When did you move into the Pines: \_\_\_\_\_ Veteran? Y N  
 I would like to volunteer and be a Director \_\_\_\_\_ Committee Member \_\_\_\_\_ Help occasionally \_\_\_\_\_  
 (A Director will contact you for more information)

#### Membership Levels (Circle one)

Standard: \$50    Bronze: \$60    Silver: \$80    Gold: \$100    Platinum: \$250+

To Make Payment: Visit [winterparkpines.com/join](http://winterparkpines.com/join)



Or mail checks to: WPPCA

P.O. Box 5357 Winter Park, FL 32793

# Promote Your Business!

And your Winter Park Pines Needles is just the place to do it! With 901 homes in the community there's no question about it... it's a win, win deal!

By becoming a Needle sponsor, you contribute to the printing of the Needles, the Pines bi-monthly community newsletter. Our newsletter is distributed directly to the residents' door; and with new families moving into the Pines regularly it's ideal to let them know who you are. **Being a sponsor** provides great community support and a strong presence in the neighborhood.

Here is what our 2021 sponsors had to say...

*"... You get to help support the neighborhood newsletter, the Needles, and it's a great way to share with the neighborhood about a service you provide." ... Florida Living with Melissa*

*"... it's one of the least expensive advertising options around! Who doesn't love a bargain?" ... Michelle with Zen Living Reality*

The benefits you would receive with you sponsorship...

- Business card size profiles will be placed in each 2022 Needles issue for six (6) issues.
- Your business will be highlight in all our social medial platforms of Facebook, Nextdoor.
- Your business will be listed on a dedicated sponsors' page on the official association website
- A onetime business profile will be placed within an issue of the Needles.
- Availability to have flyers place within the Needles package. (Printing and inserting cost not included) to promote events and opportunities.

Sponsorship Criteria...

- You must reside within Winter Park Pines.
- You must be a paid member of the association prior to the Needles issue being published with your ad.
- Your sponsorship fee of \$300 must be paid 15 days prior to being published in the Needles.

The February/March Needles issue marks the beginning of the 2022 issues. Take advantage of the full year and contact us today! If you have questions, please reach out to Denise Ertler, [deniseertler@gmail.com](mailto:deniseertler@gmail.com).

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## The Pines National Night Out!

The 5th Annual National Night Out, an annual event promoted by the Orange County Sheriff's Office, was hosted by your Winter Park Pines Community Association on Tuesday, October 5th, 2021 on Lion Heart Rd. The theme was "Back on the Block" as the Sheriff's office was promoting community safety by getting to know your neighbors once again.



It was a great evening of camaraderie, fun and games. Over 200 Pines Residents attended, socialized, and played lawn games while getting to know their neighbors. Complimentary *Kelly's Homemade Ice Cream* was provided and served by your neighbor and owner, Kelly and her amazing staff. We enjoyed the music and banter from the fabulous DJ, Lynn Kreps! And if that wasn't enough fun, we had WPPCA volunteers entertaining the kids with a fall craft table and had a plant exchange! Check out the WPPCA website, [www.winterparkpines.com](http://www.winterparkpines.com) to view all the wonderful pictures of those who enjoy the event!



The WPPCA collected \$1,130 towards 2022 Memberships. A perfect kick-off for memberships! Overall, we had a super time planning and hosting this neighborhood event once again.

With increased membership and volunteers, your WPPCA hopes to provide more neighborly gatherings in 2022. Thanks to those who attend for at for such a fun evening! We are already looking forward to the next time!

# October Yard of the Month



*1st place* – Donna & Daniel Palmari  
2729 Will O Th Green



*2nd place* – Jeff Heise  
544 St. Dunstan Way



*3rd place* – Steve & Melodie Mihailoff  
2855 Will O Th Green

# November Yard of the Month



*1st place* – Melissa Barker  
2741 Scarlet Road



*2nd place* – Alan & Linda Clark  
205 S. Ranger Blvd.



*3rd place* – Rhonda & Steve Frizzell  
2806 Lion Heart Road



## *Looking for a Winter WonderYard*

*Sleigh bells ring, are you listening?*

*In the lane, snow is glistening*

*A beautiful sight*

*We're happy tonight*

*"Looking" for a winter "WonderYard"*



December's Yard of the Month winners will be selected based on holiday spirit. So... decorate your yards with whatever holiday you celebrate or just bring some winter charm to our Florida neighborhood. Remember, contestants must be paid WPPCA members to win! Judging will take place the week of December 6th!

# VOLUNTEERS NEEDED

The best way to give back to your community is by volunteering. Please consider volunteering your time and knowledge in helping to maintain a solid and caring Winter Park Pines Association.

## Open positions we need to fill 2022

- 1st Vice President: Cover when the president is unavailable and work on special projects.
- Secretary: Must be able to attend monthly meetings and take minutes, working with the President.
- Citizens on Patrol: Help keep our community safe by being the eyes and ears for the Sherriff's Office.
- Nextdoor Chair: Post WPPCA information on Nextdoor and monitor postings.
- Facebook Chair: Post WPPCA information on Facebook and monitor postings.
- Website Chair: Oversee updates to the association website
- Director positions: Be a general director on the board working on committees of interest.
- Committee members: Work on a committee without being a director on the board.
- Ad hoc project volunteers: Assist in one-off projects from time to time

If you have any questions or interest in volunteering please contact Peter Mason at: [wppcapresident@gmail.com](mailto:wppcapresident@gmail.com) or call at 407-671-0785.



## Winter Park Pines Website Updated

Have you looked at the WPPCA website recently? We have recently updated and posted lots of new material and community photos. The website has the following:

Links to pay the annual membership, Mall wall sign updates, List of officers, directors and committee members; Open positions & the volunteer

information form, 2021 Yard of the Month winners, By-Laws, Event listings, Current and past meeting minutes from the past 3 years, Current & past Needles from the last four years, and Needles sponsors.

Check out <https://www.winterparkpines.com>. If you have suggestions on other enhancements to our website we would be happy to hear from you, please email Peter Mason at [wppcapresident@gmail.com](mailto:wppcapresident@gmail.com).

## Pines New Neighbors

Welcome to the Pines! We are glad to have you in our community! The residents of the Pines would like to extend an enthusiastic "welcome" to our newest neighbors from the last few months. Our Pines community is a wonderful mixture of diversity which includes singles, married, young and the elderly, retirees, and lots of growing young families.

**426 Gilbert**- Mayba & Patrick Driestadt

**728 Roughbeard** - David & Ashley

**739 Roughbeard** - The Fugate Family

**219 Cornwall** - Matt Riddle & Carmen Rogers

Our neighborhood activities are beginning once again with group events and social gatherings such as *National Night Out*, *Mom's Night Out*, *Under 5 Group* and other social gatherings throughout the year!!

If you or you know of a neighbor who is new to the Pines we would love to stop by to say hello and welcome you to the Pines. Please just let us know by contacting Michelle Deleon [wppcamembership@gmail.com](mailto:wppcamembership@gmail.com) or Carmen Giubilei [carmengiubilei@gmail.com](mailto:carmengiubilei@gmail.com).



# Winter Park Pines Flag Salutes



One of the many reasons Winter Park Pines is an exceptional place to live is because of the contributions our residents make to assure the Pines, as a whole, are recognized as a civic minded community, not only to our residents but to those who visit. The Winter Park Pines Community Association would like to thank two people who have made such a difference to our community.

A resident of over 50 years, Fran Frataccia and her husband Rick live on St. Dunstan Way. She has been a long-time member of the WPPCA board holding the offices of Mall Maintenance and Code Enforcement, among others. We would like to recognize her as being our 2021 Veterans Day Coordinator. As in the past, Fran, with the help of Rick, took it upon themselves to place flags in the yards of over seventy (70) veterans' homes in the Pines this year along

with leaving a letter thanking them for their service at their front door. Fran and Rick...we appreciate and thank you for your service to our veterans!

Rhett and Laurie Davis have lived on St. Dunstan Way for over 35 years. They had attended a recent Board of Directors meeting and heard we were in need of a new flag at our mall entrance. Within 4 days of the meeting, they found out the flag size and purchased a new one which is now flying high. Thank you Rhett & Laurie for your donation!

*Leon Goodman from Ranger Blvd stated... "Thank you for remembering me on Veterans Day; and all the vets of the Pines"* It's the contributions of our residents, no matter how large or how small that make The Pines a special community.



## Wreaths Across America

Wreaths Across America coordinates wreath-laying ceremonies at more than 2,700 cemetery locations across the United States, at sea and abroad. On December 18<sup>th</sup>, the William P. Duval Chapter of the Daughters of the American Revolution, coordinate two Winter Park cemeteries, Palm Cemetery and Pineywood Cemetery, to unite with memorials throughout the nation in honoring those who have served the United States. Last year 330 wreaths were placed (155 at Palm Cemetery, 175 at Pinewood Cemetery) on headstones along with recognition of each veteran by stating their name and a "thank you" for their service. It is a highly emotional and humbling tradition which has been in place since 2005.

Join in the ceremony. Bring the children, groups and your friends to participate. It will be a day you won't forget. And if you are unable to attend, the organization suggests the public sponsor wreaths for veterans through a donation online. Wreaths are then sent across the country to participating cemeteries on National Wreaths Across America Day.

For more information, please visit the following websites: [www.wreathscrossamerica.org](http://www.wreathscrossamerica.org)  
[www.wreathscrossamerica.org/our-story](http://www.wreathscrossamerica.org/our-story)

**REMEMBER** *the Fallen.* . . **HONOR** *those who Serve.* . . **TEACH** *our children the value of Freedom*

## Winter Park Pines Safety Updates

The WPPCA continues make progress in bringing safety to our streets. Although it took some time, Winter Park Pines is the beneficiary of several safety and speed reduction initiatives by Orange County. They include the following:

1. On Ranger Boulevard four speed tables were installed in late September aimed at reducing speeding on this busy boulevard.
2. On Cady Way Trail crossing at Cady Way the pavement was painted yellow with STOP painted in a red background to alert riders and walkers to stop before crossing. Also, the crossing button was angled toward the riders.
3. Another initiative, Orange County is offering free signs to residents to help control speeding in the neighborhood. These new signs are green, white & yellow with the Orange County Sheriff's logo on them stating "**DRIVE like your KIDS live here**". If any residents would like to request a free yard sign, simply email your name and address to Strategic Communications at Orange County at [ocsoinfo@ocfl.net](mailto:ocsoinfo@ocfl.net) and they will get one out to you.





## December Holidays

DECEMBER 26TH - KWANZAA  
DECEMBER 25TH - CHRISTMAS DAY  
DECEMBER 31ST - NEW YEAR'S EVE



## LOCAL EVENTS & ACTIVITIES

December 2021 and  
January 2022

## January Holidays

JANUARY 1ST - NEW YEAR'S DAY  
JANUARY 17TH - MARTIN LUTHER KING  
JR. DAY



- December 1st - January 9th  
9:00 am - 5:00 pm  
Leu Gardens has decorated their grounds with lights, music, and interactive elements to transform the gardens into a stunning holiday wonderland! Admission to Dazzling Nights is \$25 per person, and tickets are timed-entry. Go to [dazzlingorlando.com](http://dazzlingorlando.com) for tickets and more information.
- December 4th  
9:00 am - 10:30 am  
For over 65 years, Winter Park has held the YE Olde Hometown Christmas Parade, and it's back this year! There will be over 8- organizations participating in the parade, so come on out for a day filled with fun floats. This event is FREE.
- December 11th  
5:00 pm - 8:00 pm  
The Turner Group is hosting their annual Santa on the Fairway event at the Winter Pines Golf Club. There will be free pictures with Santa, Food Trucks, arts and crafts for the kids, and a screening of the animated movie The Grinch to end the night. This event is FREE but you must register through Eventbrite. The link can be found on their Facebook or Instagram page @TheTurnerGroupKW.
- December 20th  
3:00 pm - 5:30 pm  
The Winter Park Library is hosting Gingerbread House Extravaganza. Take the family and create a gingerbread house together to take home. Sign up opens December 1st.
- Month of December  
Leu Gardens will be having their holiday blooms on full view for the entire month of December! Head out to the garden to see a wide array of poinsettias and other seasonal foliage throughout the gardens.
- January 15th  
10:00 am - 2:00 pm  
The annual Downtown Orlando Martin Luther King Jr. day will take place in remembrance of Dr. King's life and legacy. This event will be a parade of decorative floats, and will stretch from the Downtown Orlando Courthouse to Lake Eola Park.
- January 17th - February 21st  
All Day  
Epcot is hosting their International Festival of the Arts beginning January 17th, 2022. Attendees will be immersed into the visual, culinary, and performing arts in a way that only Disney can offer, including live concerts and art performances, workshops, and more. Visit Disney's website to learn more.
- January 17th - April 3rd  
9:00 am - 5:00 pm  
Leu Gardens will have a hidden mythical treasure quest in their gardens beginning January 17th. Each guest will receive a special map with information on finding legendary artifacts and clues, which will help guide them to decipher the location of the hidden treasure. But, beware of the dragons in the gardens!

# WPPCA – Annual Meeting of the Membership

October 13, 2021 @ 7:30pm via zoom

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

**WPPCA Members in attendance:** Peter Mason (President), Denise Ertler (2<sup>nd</sup> VP), Tom Cullens (Treasurer), Beth Conner, Michelle Deleon, Fran Frataccia, Jessica Hazzard, Chris Hyma, Dennis Lenhart, Jack Lokken, Brent Ludlow, Ben Taylor, Brian Terry;  
**WPPCA Non-Members in attendance:** None; **Guests in attendance:** None

Meeting called to order by WPPCA President, Peter Mason at 7:33 pm. Peter thanked all for attending. All members signed up for the meeting received the agenda as it was sent in the pre-reads on October 12<sup>th</sup>. Peter reminded everyone that directly following this meeting will be the Regular Meeting of the Membership and to please stay on the call for both meetings. Peter also said as a reminder, since this is a meeting of the membership all paid members can vote on any motions brought forward at this meeting. Introductions were made by all. Peter said even though we don't have a lot of members on the call, the minutes are a good communication tool to keep members informed about what has happened this past year.

**Officer Reports: President:** Peter Mason thanked all members that have volunteered this past year to serve as an officer, director, committee member or worked on ad hoc projects. He said it is the work that all members have put in that keeps the association going and makes the Pines a great place to live. Peter also thanked all the members for their support this past year as the 38<sup>th</sup> president of this 59 year old association.

Peter said when he looked back this past year we accomplished a lot despite the pandemic and we certainly had our share of challenges. He listed the following highlights from the past year:

- The board of directors met very regularly this past year holding 12 meetings with lots of discussion.
- We installed the mall holiday decorations from November to January with thanks to Ben, Denise, Fran, Janell Ray and Liz O'Neill.
- We had some very good events this past year including: In December we held a farewell party for David and Janell Ray with thanks to Denise, Jessica & Fran; in March we held the WPP Garage Sale with nearly 50 participants with thanks to Amy; in October we held a very successful National Night Out with thanks to Amy and Michelle.
- We organized and inventoried the association's presidential files and collected as old Needles, minutes and By-Laws.
- We created and approved the use of a volunteer information sheet to gather basic information about prospective volunteers.
- We emptied, cleaned and inventoried the contents with pictures the association's storage unit so we know what we have.
- We tackled eliminating unused items in our storage unit with thanks to Ben, David & Janell Ray, Jessica and Liz O'Neill.
- In January we purchased more tote bags for the New Neighbor Welcome visits that have been ongoing this year thanks to Michelle and Carmen.
- We created drafts of job descriptions for each committee and officer position to aid new and potential board members.
- We created a recognition plan for our top membership levels, platinum & gold with thanks to Tom, Ben, Denise, Michelle and Rhonda Frizzell.
- In March the Orange County sent out letters and ballots to about 111 registered homeowners along Ranger Boulevard proposing 4 speed tables be installed on Ranger Blvd to help with controlling speeding. Later in March we put together and

delivered an information packet for residents along Ranger Blvd informing them of the Orange County proposal. Residents approved the speed tables and they were installed in September. Thanks to those that helped including Fran, Jessica, Michelle, Ashley Westerfeld, Peggy Lenfest & Russell Trahan.

- We continued our half-staff flag lowering thanks to Steven D'Amico and to Ben & Jessica for posting notices on Nextdoor and Facebook.
- We completed a very large \$10,000 grant that was 100% funded by Orange County and took a year to complete. The grant included trimming the mall entrance palms, planting five new magnolia trees at our mall entrance and refurbishing, repainting, sealing, installing new signs with lights on the four entrance columns to our community. A big thanks goes to Fran and Janell Ray for working on all steps of this process.
- Paid members in the association was a huge challenge this year as we had our lowest membership percentage on record just over 30%. Our 2022 membership campaign has already gotten underway starting with National Night Out sign-ups and mailings to all residents in October.
- On the board member front we were short staffed this year. We started the year with 14 officers & directors and ended the year with 12. On the positive side we gained 3 new board members this year and added several ad hoc project volunteers. We have advertised heavily in the Needles this year, posted openings on social media and included a sign-up spot on the membership form. The New Neighbor Welcome Committee is also working to identify potential board members.
- Soliciting paid association members and recruiting officers & directors for the board will be a focus for the coming year.

**Secretary:** Peter Mason reported that we were very timely in reporting out and getting board approval of the minutes for our 12 meetings this past year; a condensed version of the minutes was put in each issue of the Needles and the full version of the minutes are posted on our Website; we have currently on the WPPCA website the full meeting minutes for all of 2021 and 2020; we lost our secretary in June so Peter continues to fill that role.

**Treasurer:** Peter said that he sent out in the pre-reads to the attending members on October 12<sup>th</sup> the Treasurer's Report including the 2022 proposed budget. Tom Cullens reviewed the 2022 proposed budget with the following highlights: Revenue was redistributed due to the time of year based on history as not a lot of income was received last fall. Membership revenue is budgeted at \$19k due to an active membership campaign for 2022. We did not meet anywhere near the 2021 membership budgeted goal of \$22k. We budgeted Community Service at \$3k due to election poll workers' donations in 2022. The other big change is the tremendous increase in expense for insurance that was discussed earlier in the year. Tom said everything else was pretty much in line with previous expenses. The Mall Wall Reconstruction is for miscellaneous money for the wall process. The total budget for income and expense is just under \$24k. Tom then showed the exact status of our accounts. Tom logged into our accounts at Fifth Third Bank and showed that the savings account has \$40,174.74 and checking account has \$2,658.77. He also showed the checking account summary activity of October 13<sup>th</sup> tying to the checking balance and the reconciliation summary to the checking accounts. Tom also showed the savings account summary activity of October 13<sup>th</sup> tying to the savings balance and the reconciliation summary to the savings accounts. Tom wanted to show that everything was accounted for. Tom said in preparation of the treas-

# WPPCA – Annual Meeting of the Membership *(continued)*

urer transition he put together a listing of all our online accounts with user IDs, said all the QuickBooks files are backed up on the Google Drive, showed the PayPal balances and put together other notes for the transition.

**Motion:** Jessica Hazzard moved to accept the 2022 proposed budget as presented. Brent Ludlow seconded the motion. Motion passed unanimously with no abstentions.

**1<sup>st</sup> Vice President:** Anna Pepper did not attend the meeting nor send anything to report.

**2<sup>nd</sup> Vice President:** Denise Ertler did not have anything to report as the 2nd Vice President.

**Committee Reports: Citizens on Patrol:** Jack Lokken reported that he has been out a couple of times. Orange County changed the COP car again due to technical difficulties with the new car. Jack said we need to keep promoting to get new people to join COP. Peter said we have one person, Lisa Shufelt, who wants to join the COP program. Jack said he would stay on COP until the end of the year to keep the program going. Peter said he continues to be very concerned if we don't get more people on COP that we will lose the program for our neighborhood as Orange County wants at least 4 people out patrolling and Jack is the only person we currently have.

**Code Enforcement/Crime Prevention:** Fran Frataccia reported several items including RV in the driveway, mattress on the side of the road, assault and battery, vandalism & criminal mischief, discharge of a weapon, camper blocking the sidewalk, multiple garage sales, camper in the side yard, high grass. Jack also said that campers are only allowed on properties 3 days before and 3 days after a trip.

**Events:** Peter said that Amy Turner could not attend the meeting but sent the following notes: Amy thanked the association for helping with National Night Out (NNO) to make it a huge success with over 200 attendees and 12 residents paid their membership. It was a great kickoff for memberships for 2022 and hopefully inspired some new volunteers. She sent thanks to all that helped including Denise, Brent, Fran, Jessica, Michelle, Peter, Jack, Tom, the DJ and Kelly's Homemade Ice Cream

**Facebook:** Jessica Hazzard said she did not have a lot to report. She said there were several likes on Facebook page after NNO. She said it was encouraging seeing people moving into the neighborhood coming to the events, getting in touch with community happenings and liking the Facebook page as that and the Needles are the best ways to share information with residents.

**Mall Maintenance:** Fran Frataccia reported that things looked good. Fran is going to spend \$300 on mulch that Tom said we had in the budget.

Fran said the 4 dead pines in the mall area were removed by Orange County.

**Membership:** Ben Taylor reported that 2021 membership was low at 31.1% or 280 homes which was disappointing. Ben said he was happy with Minuteman Press who did the print, stuff and mail our 2022 letters which is a good first step and we need to keep pushing folks to pay. Ben spoke to George Simpson who was left off the Needles listing as a paid member twice this year and apologized to him.

**Needles:** Denise Ertler reported that the Needles went very well this year, publications were spot on, the articles were great, she appreciated all the submissions from many people, the distribution volunteers were spot on and Scot Myers (graphic designer) did a wonderful job.

**New Neighbor Welcome:** Michelle Deleon said she implemented bringing a potted plant on her visits from her garden. So far this year she has personally greeted about 25 new neighbors. She is also tracking those that want to get more engaged, help us out and be part of the association.

**Nextdoor:** Ben Taylor said there was nothing exciting to report, and is looking for more Nextdoor Leads to assist.

**Website:** Jack Lokken said he has passed everything over to Peter. Peter has been self-teaching himself about how to update the website and has been making a lot of updates including posting events, minutes, Yard of the Month pictures, Needles and cleaning up old verbiage.

**Yard of the Month:** Brent Ludlow reported that is has been more difficult to choose winners as the year goes on due to criteria of being a paid member, decent looking yards and a two year rule gap between winning, but he has enjoyed doing it.

**Old Business: Mall Entrance Wall & Sign Update:** Ben Taylor reported that it has been an ongoing process to replace the mall wall was that was damaged in May 2020 by a car. Ben said it was a lengthy process with Geico Insurance, the driver's insurance company. Ben said even though he has 3 quotes he is trying to find a good relationship company. Ben said the current challenge is that contractors have more work than they can handle and material prices are very, very high. Ben said it might appear nothing has happened but rest assured a lot has been going on but slow responses from contractors has been a challenge. Ben said we have done detailed updates in the Needles, Nextdoor and on the website.

**New Business: Nominating Committee:** Peter Mason said late July he appointed a Nominating Committee per our By-Laws which consists of Ben Taylor (chair), Fran Frataccia & Michelle Deleon. Peter said since he had been nominated he passed the meeting gavel to Ben to chair this portion of the meeting, Ben reported that the committee met and reviewed the folks that were interested. Ben presented the following slate of nominees for 2021/2022 Board Officers: President: Peter Mason; 2<sup>nd</sup> Vice President: Denise Ertler; Treasurer: Chris Hyma. Ben asked for any other nominees from the floor and none were received. **Motion:** Jessica Hazzard moved to accept the nominees as presented by acclamation. Michelle Deleon seconded the motion. Motion passed unanimously with abstentions from Peter.

Several folks thanked Peter for stepping up this year to take on additional roles of secretary, website and writing a lot of articles for the Needles. Ben said he is excited on what is to come as the neighborhood has gone through a great deal of change as witnessed at NNO with the amount of kids running around. Jessica further commented about how the demographics of the Pines had changed with younger families with full time jobs so it is hard to ask for a lot of commitment so it is important to consider that. Ben further commented on all the things that we have changed, modified or tweaked over time that we need to try to figure out new things and see what is possible like developing digital payments, etc. Ben said he appreciated the president's recap as we did a lot this past year as an organization and it was admirable. Ben said it is helpful to have that camaraderie and say we did a lot and he looks forward to what next year holds. Peter said congratulations to Denise and Chris on their appointments.

**Closing:** Peter thanked everyone for taking the time to attend and contributing to this portion of the meeting. **Motion:** Ben Taylor moved to adjourn the Annual Meeting of the Membership. Denise Ertler seconded the motion. Motion passed unanimously with no abstentions. Peter Mason adjourned the meeting at 8:46 pm.

# WPP Community Association 2022 Budget

*At the Annual Meeting of the Membership on October 13, 2021, the WPPCA 2022 Budget was unanimously approved. The WPPCA fiscal year runs from January to December. Below is the approved budget for 2022.*

## Winter Park Pines Community Association 2022 Approved Budget

**2022 Budget**

**Income:**

4008 · Donations Rcvd for Current Yr	\$ 1,500
4010 · Dues Received for Current Yr	\$ 7,000
4025 · Dues Received from Prior Year	\$ 12,000
4045 · Community Yard Sale Proceeds	\$ 350
4050 · Community Service	\$ 3,000
4070 · Miscellaneous Income	\$ 100
4090 · Interest Income, MMA	\$ 8
<b>Total Budget Income:</b>	<b>\$ 23,958</b>

**Expenses:**

5010 · Administration	\$ 25
5030 · Bank/Online/Paypal/Return Chk Fees	\$ 270
5080 · Insurance, D&O	\$ 800
5090 · Insurance, Liability	\$ 2,800
5130 · Mall Lawn Service	\$ 7,000
5150 · Mall Pest Control & Fertilizer	\$ 1,020
5170 · Mall Repair & Upkeep	\$ 1,000
5180 · Mall Wall Reconstruction	\$ 2,000
5190 · Membership	\$ 750
5200 · Miscellaneous	\$ 493
5210 · Needles Publication	\$ 3,000
5230 · New Residents Welcome	\$ 250
5250 · Post Office Box	\$ 210
5270 · Postage	\$ 125
5290 · Projects, Holiday	\$ 125
5320 · Projects, Poll Workers	\$ 300
5330 · Projects, Special NNO Etc.	\$ 1,000
5340 · Projects, Yard Sale	\$ 300
5350 · Rental Warehouse	\$ 960
5370 · Safety Expenses	
5450 · Taxes, FL UBR/Annual Report	\$ 65
5470 · Treasurer's Expenses	\$ 65
5490 · Utilities-Duke Energy-Elec.	\$ 600
5500 · Website Domain	\$ 250
5520 · Yard of Month Expenses	\$ 550
5600 · Emergency Expenditures	
<b>Total Budgeted Expenses:</b>	<b>\$ 23,958</b>

**Net Ordinary Income:**

**\$ -**

# WPPCA – Regular Meeting of the Membership

**October 13, 2021** directly following the Annual Meeting of the Membership *via zoom*

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

**WPPCA Members in attendance:** Peter Mason (President), Denise Ertler (2<sup>nd</sup> VP), Chris Hyma (Treasurer), Tom Cullens, Michelle Deleon, Fran Frataccia, Jessica Hazzard, Dennis Lenhart, Brent Ludlow, Ben Taylor; **WPPCA Non-Members in attendance:** None; **Guests in attendance:** None

Meeting called to order by WPPCA President, Peter Mason at 8:47 pm. All members signed up for the meeting received the agenda as it was sent in the pre-reads on October 12<sup>th</sup>. The president welcomed everyone and thanked them for attending the Regular Meeting of the Membership.

**Officer Reports: President:** Peter Mason said that for the new 2021/2022 board term we still have the following positions open: 1<sup>st</sup> VP, Secretary and Director Chairs for COP, Facebook, Nextdoor & Website. He said we are also looking to bolster members in several committees so that the load is not carried by one person. If anyone knows of anyone for our open positions please let Peter know so we can continue to run these functions. Peter reported on 2 residents that contacted him this past month.

**Secretary:** Peter Mason reported that the motion to approve the WPPCA regular meeting minutes of September 8, 2021 was unanimously approved via email vote with abstentions from Ansi Fernandez, Jessica Hazzard & Jack Lokken.

**Treasurer:** Peter said that he sent out in the pre-reads to the attending members on October 12<sup>th</sup> the Treasurer's Report including the September Budget Report & Balance Sheet. Tom Cullens recapped the September 2021 Actual versus Budget Report saying there was not much activity this month. The Donations Received for \$85 was a Yard of the Month check they didn't want to cash, Dues Next Year for \$200 was for 2022 memberships, expenses were normal including a website receipt from Jack. YTD Net Income was \$3,500. The balance sheet as of September 30<sup>th</sup> had the checking account at \$738.80 and the savings account at \$41,670.74 **Motion:** Ben Taylor moved to accept the Treasurer's Report as presented. Denise Ertler seconded the motion. Motion passed unanimously with no abstentions. **Motion:** Jessica Hazzard moved to approve bank signatories to be updated to include Peter Mason as President; Chris Hyma as Treasurer and Ben Taylor as Immediate Past President and to remove Tom Cullens. Denise Ertler seconded the motion. Motion passed unanimously with no abstentions. Peter said each month the treasurer sends him the bank statements and balance sheet so that we independently check the statements are in balance. Tom sent Peter the bank checking and savings statements and reconciliation summaries as of September 30, 2021 and they do tie to the balance sheet.

**Old Business:** Denise said a plan is needed for the Needles sponsors for 2022 including renewal, how to work with and promote them.

**New Business: Elderly Neighbors:** Peter said Brian Terry wanted to talk about elderly neighbors forgotten over the holidays but Brian was not able to stay on the call. Discussion ensued and Peter will invite Brian to the next meeting to continue the discussion.

**Next Meeting:** The next Annual Meeting of the Board of Directors that will be held on Wednesday, November 10<sup>th</sup> at 7:30 PM via Zoom. If any Pines residents want to join any meeting they can, they simply need to send Peter an email with their address and he will send them the Zoom link.

**Closing:** Peter Mason said for those officers and directors that have volunteered to stay on the board in 2022 he thanked them for continuing their service. Peter will be in touch with each of them via email in the next few days to get their feedback on meeting planning and their goals for the new term. Peter said for those that are joining the board for the new 2022 term that begins at the end of this meeting thank you for volunteering. Peter will be in touch with each person over the next few days as well. Peter said for those that are continuing or joining not as a director but as a committee member only, welcome and thank you for serving.

Peter thanked the following 6 officers and directors that will now be stepping off the board of directors. They include:

1. Ansi Fernandez: Ansi served as our secretary since 2018 so we thank her for her 3 years of service.
2. Tom Cullens: Tom was the Needles Distribution Coordinator from 2014 to 2016 and then Treasurer from 2016 to this year with some brief time off in 2019. Tom also volunteered to help with many projects including building the temporary sign at the mall entrance. We thank Tom for his 7 years of service.
3. Anna Pepper: Anna joined the board a year ago and has been writing the Needles Nature Nook article for the past 3 years. We thank Anna for her service.
4. Jessica Hazzard: Jessica was Vice President from 2018 to 2020 and our Facebook Chair for the past year in addition to volunteering at many events. Jessica will be stepping off as director but has agreed to temporarily continue on as the Facebook Lead for the short term. We thank Jessica for her past 3 years and continued service.
5. Jack Lokken: Jack started as Code Enforcement / Neighborhood Watch / Crime Prevention Co-Director in 2018. He started as Citizens on Patrol Chair in 2019 as well as working on the website. Jack also volunteered with mall maintenance and other events. Jack will be stepping off as a director and dropping his COP and website duties. He will stay on as a committee member of the Code Enforcement/Crime Prevention Committee. He will stay on the COP Committee until the end of the year. We thank Jack for his past 3 years and continued service.
6. Carmen Giubilei: Carmen was secretary in 2003 and also started on the New Neighbor Welcome Committee in 2003 becoming its chair in 2005. She has also been a Needles Distribution Volunteer from 2006 to present. She was the History & Archives Director in 2018. She was also the Membership Director in 2019/2000. In August 2021 she moved from director to committee member of the New Neighbor Welcome Committee. We thank Carmen for her past 18 years and continued service.

A round of applause was given for these 6 individuals.

Peter thanked everyone for taking the time to attend and contributing to our Regular Meeting of the Membership. **Motion:** Jessica Hazzard moved to adjourn the Regular Meeting of the Membership. Michelle Deleon seconded the motion. Motion passed unanimously with no abstentions.

Peter Mason adjourned the meeting at 9:13 pm.

# WPPCA –Board of Directors Annual Meeting

November 10, 2021 @ 7:30pm via zoom

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

**Directors in attendance:** Peter Mason (President), Denise Ertler (2<sup>nd</sup> VP), Chris Hyma (Treasurer), Michelle Deleon, Fran Frataccia, Brent Ludlow; **Directors absent:** Ben Taylor, Amy Turner; **WPPCA Committee Members in attendance:** Laurie Davis, Melissa Johnson, Kim Ludlow; **WPPCA Members in attendance:** Brian Terry; **WPPCA Non-Members in attendance:** None; **Guests in attendance:** None

Meeting called to order by WPPCA President, Peter Mason at 7:38 pm. A quorum was present. The president welcomed & thanked everyone for attending. Peter said that any motions moved, seconded or voted on at a BOD Meeting should be by a director only. Introductions were made.

**Officer Reports: President:** Peter Mason thanked everyone for all the volunteer work everyone does on behalf of the organization. Peter said he is excited as we start a new board term to have new volunteers join our ranks. He looks forward to everyone's contributions and for more folks to join us as directors and committee members this year. The current BOD is comprised of Peter Mason, Denise Ertler, Chris Hyma, Michelle Deleon, Fran Frataccia, Brent Ludlow, Ben Taylor & Amy Turner. We have 3 former directors continuing on as committee members including Carmen Giubilei, Jessica Hazzard temporary & Jack Lokken. We added 3 new committee members including: Melissa Johnson, Membership; Laurie Davis, New Neighbor Welcome; Kim Ludlow, Website. Peter reviewed the officers and committee make up. We have 5 ad hoc project members: Liz O'Neill, Rhonda Frizzell, Russell Trahan, Steven D'Amico & Eva Gaber. From the mail Peter collects daily he captures prospective volunteers, veterans & general notes. Peter has been sending letters to Gold and Platinum Level Members. Peter's 2022 goals are more membership, volunteers & events.

**Secretary:** Peter Mason reported that the motion to approve the WPPCA Annual Meeting of the Membership and the WPPCA Regular Meeting of the Membership minutes of 10/13/21 were unanimously approved via email vote with abstentions from Amy Turner.

**Treasurer:** Chris Hyma has begun the transition process. Bank signature cards are updated, new debit card received, meeting was held with Peter and Ben on transition items. Chris has the Treasurer Google Drive and the treasurer email and has paid 5 bills so far. Based on Chris' tracking of checks only for 2022 we have received \$6,365. Chris is getting his arms around the PayPal payments. Chris is still working on access to QuickBooks so has been making all the entries on an Excel sheet for the debits and credits. Chris has logged into the bank accounts and reviewed the statements from this month that showed normal activity. Chris will present the October & November P&L statements and balance sheets next month.

**1<sup>st</sup> Vice President:** There was no report as the position is open. **2<sup>nd</sup> Vice President:** Denise Ertler did not have anything new to report as the 2<sup>nd</sup> VP.

**Committee Reports: Citizens on Patrol:** Jack Lokken did not attend the meeting nor send any report. Peter said he continues to be very concerned if we don't get some people on COP that we will lose the program for our neighborhood. Orange County wants at least 4 people out patrolling.

**Code Enforcement:** Fran Frataccia reported to Orange County one camper blocking the sidewalk on London Road.

**Events:** Amy Turner was not able to attend the meeting and did not have anything to report. Peter said 52 NNO pictures are on our website.

**Facebook:** Jessica Hazzard did not attend the meeting nor send anything to report. Peter said we are still looking for a full time Facebook Chair.

**Mall Maintenance:** Fran Frataccia said a sprinkler was broken, new flowers were put in, a new mall flag is needed and 3 streetlights were fixed.

**Membership:** Michelle Deleon met with Melissa Johnson and Ben Taylor on transition. Michelle now has access to the WPP Database. Pending a reconciliation, we have about \$11,620 to \$12,420 in payments or about 188 to 200 or about 21% to 22% of our total homes have paid for 2022.

**Needles:** Denise Ertler discussed Needles costs for 2022 along with the need for sponsors for 2022. If we don't have enough sponsors the association covers the cost of the Needles. In 2021 sponsors funded only 74% of the Needles' costs. Denise will be the new Needles Sponsor Coordinator.

**New Neighbor Welcome:** Michelle Deleon greeted 4 homes and also met with Laurie Davis. Laurie and Carmen Giubilei will do follow up visits.

**Nextdoor:** Ben Taylor did not attend the meeting nor send anything to report. Peter said we are still looking for a Nextdoor Chair.

**Website:** Peter Mason said the website has been updated on all pages. Kim Ludlow joined the committee so she can do most of the future updates.

**Yard of the Month:** Brent Ludlow awarded for the YOM October Halloween: 1<sup>st</sup> to Donna & Daniel Palmari on Will O Th Green Street; 2<sup>nd</sup> to Jeff Heise on St Dunstan Way; 3<sup>rd</sup> to Steve & Melodie Mihailoff on Will O Th Green Street. YOM November: 1<sup>st</sup> to Melissa Barker on Scarlet Road; 2<sup>nd</sup> to Alan & Linda Clark on S Ranger Blvd; 3<sup>rd</sup> to Rhonda & Steve Frizzell on Lion Heart Rd. December is seasonal decorations judged week of 12/6.

**Old Business: Mall Entrance Wall & Sign Update:** Ben Taylor did not attend the meeting nor send anything to report. Peter said a few weeks ago Ben got a good wall bid but it was with aluminum construction and the vendor was asked to come back with our previous brick design look.

**New Business: Veteran's Day Flag update & pick up:** Peter recognized Fran for being our Veterans Day Coordinator delivering 71 flags. **Monthly Meeting Dates/Times/Venue:** Discussion about when and where to meet based on the director's surveys. Chris suggested that quarterly meeting in person and Zoom for the other calls. **Motion:** Michelle moved to set our monthly Board of Director Meetings for the future to the 2<sup>nd</sup> Wednesday of each month @ 7:30 PM. Brent seconded the motion. Motion passed unanimously with no abstentions.

**Holiday decorations:** Peter said we will put up the holiday decorations the Saturday after Thanksgiving which is 11/27/21. Peter plans to put them up but is looking for volunteers to assist which takes about 2 hours. Fran volunteered but we will need others. **Elderly neighbors:** Brian Terry talked about elderly getting forgotten during the holidays. Brian needs 10 – 20 names for a small care gift he will do. **Next Meeting:** The next meeting is a Board of Directors Regular Monthly Meeting that will be held on Wednesday, 12/8/21 at 7:30 PM via Zoom. If any Pines residents want to join any meeting they can, they simply need to send Peter an email with their address and he will send them the link.

**Closing:** Peter thanked everyone for taking the time to attend and contributing to the Annual Board of Directors Meeting. **Motion:** Brent moved to adjourn the meeting. Fran seconded the motion. Motion passed unanimously with no abstentions. Peter Mason adjourned the meeting at 9:10 pm.

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