

# Needles from the PINES

June/ July 2023

Newsletter of the Winter Park Pines Community Association, Inc.



**Celebrating 61 Years!**



**The next regular board meetings will be on June 14th, 2023 & July 12th, 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

### **1<sup>st</sup> Vice President**

Joseph McCluan  
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321-438-5321

### **2<sup>nd</sup> Vice President**

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407-671-1823

### **Treasurer**

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### **Secretary**

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## **Directors**

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

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*Needles Editor & Graphic Designer*  
*Needles Distribution Coordinator*

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*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*

Ben Taylor [bentaylor1984@gmail.com](mailto:bentaylor1984@gmail.com)  
*Immediate Past President*

## **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)

### **New Neighbor Welcome**

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Mayba Torres [mayba5656@hotmail.com](mailto:mayba5656@hotmail.com)

### **Code Enforcement**

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

## **Needles Distribution Volunteers**

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

### **How to reach 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.

### TABLE OF CONTENTS

Contents	Pg
President's Message	3
Membership Listing	4
Membership Listing cont.	5
Membership Form	6
Sponsor Profile	7
Garage Sale article	7
Volunteer Time	7
Yard of the Month	8
Yoga	8
Events	9
April Minutes	10
May Minutes	11
Needles Sponsors	12

#### 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

We are moving into a new season as summer officially starts on June 21st. Graduations have wrapped up and planning is underway for summer vacations and for enjoying our beautiful parts of the state with parks, beaches, springs, rivers and natural places. We are so fortunate to live in a community with bike paths, tennis courts, pickleball courts, a pool and sporting fields in nearby Ward Park.

The WPPCA has been very busy with the following things going on:

- \*The Yard of the Month program started a new season in April.
- \*Our website has updated information.
- \*In person visits to welcome new neighbors continues.
- \*Our newsletter, the *Needles*, continues to publish great bi-monthly issues.
- \*The Mall Maintenance Committee keeps our Mall looking good.
- \*The Code Enforcement Committee reports violations to Orange County.
- \*We have applied for a free grant to upgrade our lighting for our Mall and four entrance signs.

And hopefully you have participated in the many recent events including the garage sale, monthly yoga classes and the Winter Park Pines Happy Hour Meet-up Event at the Winter Park Pines Golf Club. Check out the events page in each issue of the *Needles*.

As the WPPCA has moved into its 61st year we are stronger with the many Board & Committee volunteers and also residents paying their membership fees. As you will see in this issue we have a long list of over 300 members that have paid their 2023 memberships. This listing is by street and you will see many of your neighbors listed. Even though this list is impressive it is only about 35% of our total homes, so we are still looking for the majority of residents to make their payments. Last month the Membership Committee sent letters and surveys to those that have not paid and have received payments and feedback from that effort which is encouraging. By having a larger membership base we are stronger and can do more for our residents. Thanks goes to all who have signed up and I and hope to see more residents becoming members in the near future.

I regret to inform you about the passing of a past Board Member, Jim Bonar, 88, passed away with his family surrounding him on March 19, 2023. He lived on Kings Deer Road and held various roles with the WPPCA including:

- \*1st VP/ Orange County Contact from 1994 - 200
- \*Neighborhood Watch Committee Chair from 4/1994 - 1/1995
- \*Orange County Contact Committee Chair from 12/1992 – 12/1993

Jim was a good example of someone that stepped up with over a decade of volunteering with the WPPCA to make the Pines a special community.

As you may know I am a big advocate of volunteering to help the community and the association. 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 residents 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 & talents.

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

# Winter Park Pines Community Members

Being part of the Winter Park Community helps maintain the security and the beauty of our neighborhood. With 901 homes in the Pines [only 335](#) have paid membership to contribute to the Pines association this year! We thank them for their contribution. If you have not paid for a membership, we invite you to please start now! It is an essential part of keeping **YOUR** association alive!

Paying is easy! You can pay on [winterparkpines.com/join](http://winterparkpines.com/join) or use the membership form on page 6!

*If we have misspelled your name or if you find discrepancies, we apologize. Please let us know by contacting [wppcapresident@gmail.com](mailto:wppcapresident@gmail.com)*

*This list reflects payments received as of May 1, 2023.*

**Below \*\* = Platinum Level Members (\$250+)**

**Below \* = Gold Level Members (\$100 - \$249)**

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Desiree Lumpuy\*\*

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Heather & Charles Parker

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Siham & Makram Matar  
Beth & Ed Morris  
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Lars & Erin Lindbald  
Brent & Kim Ludlow  
Carol & Tom Magierski  
James & Emilie McCartt  
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# Winter Park Pines Community Members *cont.*

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Richard Jacobs & Laura Riddle  
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Jim Bramer\*  
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Mitchell Lamoriello & Dannielle  
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Sally McGratty\*  
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Jeff & Brooke Rojas  
George & Cathye Rosen\*  
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Barry Sanford  
Joanna & Richard Sardina  
Reinhard & Leslie Schilp  
Ray & Christie Self\*  
Eugene & Mary Jo Trochinski  
David Wagg\*  
Suzanne Wood &  
Virginia Kay Merrell

## WARRENTON RD

Lisa Gurganus\*

## WILL O TH GREEN ST

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Betty Johnson  
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John & Bonnie Lahr  
Marlene & Donald LaMoureaux  
Bill & Shirley Meeks  
Steve & Melodie Mihailoff  
Donna & Daniel Palmari  
Aline Radcliff  
Laura Wray



# 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!

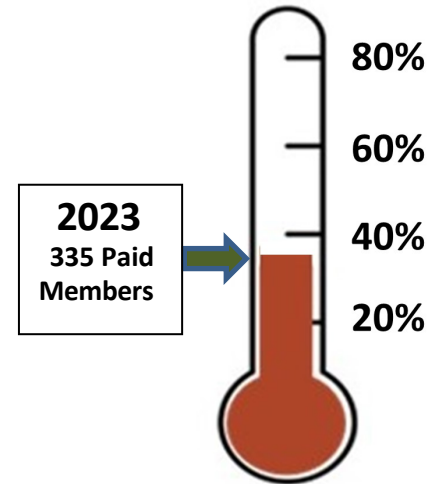
## Service and Benefits

- 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

*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

**Your neighbor and Zen Realtor**



Our boutique brokerage has helped hundreds of Central Florida families buy or sell a home, and we would love to help you! Contact us today for a FREE, no-obligation consultation.

**Michelle Deleon**  
**(407) 619-7056**  
 michelle@zenlivingrealty.com  
 michelledeleonhomes.com

**WPPCA Board of Directors**  
**Events and Membership Committee Chair**




# Michelle Deleon – Zen Living Realty

I was born in NYC, moved to California as an infant and spent most of my childhood in the San Luis Obispo area. I received a bachelor’s degree in Communications from CSU Monterey Bay and my corporate career included roles in Human Resources and Management for Fortune 500 companies. These positions

led me to relocate 3 times; to Portland, Oregon, a 2-year assignment in Berlin, Germany, and to Orlando.

In 2016, I met my husband, Art. Early in our courtship, he was looking to sell and purchase a new home, and we were fortunate to find our home in Winter Park Pines, the perfect neighborhood for us! We got married in 2017 and in October of 2019, we welcomed our son Raymond (we call him Ray) to the world.

I left the corporate world and am now a full-time Realtor for Zen Living Realty, a boutique real estate firm. Investing in real estate personally and helping friends buy and sell homes has always been a passion of mine. I feel fortunate to have been able to turn my hobby into my career!

I’ve been on the WPPCA board for 2 years now and serve as Chair of both the Welcome Committee and Events Committee. I enjoy meeting my neighbors and being active in our neighborhood. I love traveling, cooking, entertaining, wine tasting, craft brews (especially sours) and yoga. You will likely see me walking our mini-goldendoodle “Goldie”, riding my bike on Cady Way Trail down and around Baldwin Lake, walking the Golfside loop, or at Cady Way or Ward Park playgrounds with Ray.

*By Michelle Deleon,  
Events Chair*

## Another Great WPPC Garage Sale!

On March 25th, we held the Winter Park Pines Community-Wide Garage sale! 41 homes in the Pines participated in our sale, as well as 20+ homes in other neighboring communities on the same date and time.

Neighbors reported that they were able to clear out some clutter, make money, and meet neighbors. Many residents reported they had a good time selling, shopping, and in some cases, a bit of both! Feedback from Pines residents was exceptional despite the event being well advertised excellent directional signage, many felt that the event should be on a different date/time than the other surrounding neighborhoods going forward. The event has now become too “big” for shoppers to get to all participating homes. Several also suggested that we hold two (2) sales per year (another one perhaps in early October).

Special thanks to Denise Ertler & Fran Frataccia for helping with sign distribution and pick up!

If you have any stories or feedback you’d like to share from this year’s event, or if you have ideas on how to make future events successful, feel free to send me an email at [michelle@zenlivingrealty.com](mailto:michelle@zenlivingrealty.com)

## 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.



# April Yard Of The Month



**1st Place - Robin Keen**  
*2754 Will O Th Green*



**2nd Place - Anthony and Nancy Cervone**  
*501 London Road*



**3rd Place - Morgan Robbins**  
*\2756 Sheriff Way*

# May Yard Of The Month



**1st Place - Robin and Jay Golden**  
*745 Roughbeard Rd*



**2nd Place - Richard Jacobs and Laura Riddle**  
*335 St. Dunstan*



**3rd Place - Mike and Vicki Glodo**  
*2838 Kings Deer*



## Yoga in The Pines!

*By Michelle Deleon, Events Chair*

Our first free community yoga class was on April 1st at 9am at the Winter Pines Golf Club. 10 total neighbors participated, and the feedback was great! One Pines participant is studying to be a certified yoga instructor, and once she's certified she may serve as an alternate to our current certified instructor. Once these classes become even more popular, we could offer them 2x per month, or eventually, even weekly!

This yoga class is for beginners as well as the experienced. So grab your yoga mat and some water and join us at the next class! Registration is required and space is limited. Click on the QR code to register for any upcoming classes or contact me directly at [michelle@zenlivingrealty.com](mailto:michelle@zenlivingrealty.com).





# Monthly Yoga at Winter Pines Golf Club!



Bring your yoga mat and water bottle and head down to our next FREE class!  
1st Saturday of each month!  
9 to 10 am

[Register here](#)



Registration Required. Space is limited

## JUNE

### All Together Now Tiny Art

June 1-10

Winter Park Library

Pick up a canvas starting June 1 at the second-floor information desk (while supplies last). Design your canvas around our summer theme "All Together Now" and bring it back to the second-floor information desk before June 23.

Your final masterpiece can include other items such as buttons, pom poms, etc. as long as everything fits on the provided tiny canvas.

### Kids Summer Cooking Camp

Assorted June & July Dates

Truffles and Trifles

Kids will experience a world of hands-on culinary exploration with their peers and experienced Truffles and Trifles chef instructors. Each day the children will explore a different country or region: French, Italian, Mexican, American, and Brunch. They'll cover fundamentals such as basic knife skills, how to read and follow a recipe, measuring and mixing, and the importance of kitchen safety

Classes run FOUR hours each DAY and last for five consecutive days.

Go to [trufflesandtrifles.com](http://trufflesandtrifles.com) to see pricing, requirements and to register

### Dinosaurs

Now - July 9th

Leu Gardens

This amazing outdoor exhibit of prehistoric creatures will inhabit the gardens. Explore the the nearly 50-acre gardens to discover some of the most feared creatures on the planet.

Featuring over 20 life-size dinosaurs ranging in size from 14 inches to a massive 33 ft.

## JULY

### Fireworks at the Fountain

July 4th 4pm - 10pm

Lake Eola

Enjoy live entertainment, family friendly fun, and food and beverages available for purchase from a variety of vendors.

At 9:15 p.m. the sky will illuminate with a spectacular fireworks finale, set to a live patriotic performance by the Orlando Concert Band.

### Japanese Paper Marbling & Bookbinding

July 9th 1:30pm - 5pm

Crealde School of Art

In this workshop, students will learn the Japanese way of marbling paper and binding books. We will start with Sumingashi, Japanese Paper Marbling, then use the papers as covers to make two books students will bind in a Japanese stab-bound style.

Supplies are included. \$165 per person

### Imagination Room

July 22nd 1:15pm - 2:15pm

Winter Park Library

Ages 3-5. Explore STEAM – Science, Technology, Engineering, Art and Math – concepts through stories and hands-on activities. Classes may focus on one or more areas. Please dress for mess.

Caregivers are encouraged to participate with children. Registration for this event is required and will be open from June 22, 2023 @ 12:00am to July 22, 2023 @ 11:45pm.

Siblings may attend; please list them in the notes.

### Please Note:

**There will be no Yoga class the 1st Saturday in July**

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



or



@winterparkpinesofficial

# WPPCA Monthly Board Meeting Minutes

April 12th 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), Dave Clisch (Treasurer), Becky Clisch (Secretary), Michelle Deleon, Fran Frataccia, Brent Ludlow, Kim Ludlow; **Directors absent:** Melissa Johnson, Ben Taylor; **WPPCA Committee Members in attendance:** None; **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. The president welcomed everyone and thanked them for taking the time out of their busy schedules to attend the Board of Directors Regular Monthly Meeting.

**Officer Reports:** **President:** Peter Mason thanked everyone for all the volunteer work everyone does. New committee member Vanessa Philman will be on the Code Enforcement Committee. Carmen Giubilei will be stepping off the New Neighbor Welcome Committee and Peter thanked her for her 20 years of Board involvement. Peter said we still need more members on the Events and Membership Committees. Peter sent thank you letters to 55 Gold Members and 6 Platinum Members. One JD is still outstanding and 6 SOPs are under review. The WPPCA Database Group of Steve Frizzell, Eva Gaber and Chris Hyma are working with Peter to migrate to a new Google AppSheet platform. Eva has forwarded potential solutions for data capture with electronic payments. They will be inviting all users to a demo when ready. Peter has been working with the attorney to update the Bylaws. Peter sent all Directors draft changes on April 9th for review. Once finalized they will be brought to the Board for a vote. Peter would also like to find out information about neighborhoods that border the Pines and needs volunteers to do research. A social gathering for Directors and Committee Members is on 4/27/23. Peter had 1 resident reach out to him this past month. Dennis Lenhart, about the passing of James Bonar, 88, who was the 1st VP from 1994 – 2005. Dennis also complemented the Board that so many things are still being accomplished and said it is a shame that so few residents pay their share of our low dues.

**Secretary:** Becky Clisch said the motion to approve the WPPCA Board of Directors Regular Monthly Meeting minutes of March 8, 2023 were unanimously approved via email vote with abstentions from Brent Ludlow, Kim Ludlow and Ben Taylor.

**Treasurer:** Dave Clisch said income for March was \$1,950 and the expenses were \$3,726. The bank checking is \$13,468, saving is \$7,178 and the PayPal is \$1,957. March YTD income was @ \$18,936 vs budget of \$29,250. Motion: Joe McCluan moved to accept the Treasurer's report as presented. Fran Frataccia seconded the motion. Motion passed unanimously with no abstentions.

**1st Vice President:** Joe McCluan said the OC Sustainability Communities Grant to fix our multiple entrance lights has been submitted to the county with a bid of \$4,455 on 4/3/23. We expect to hear back from the county in May.

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

**Committee Reports:** **Needles:** Denise Ertler said the next Needles is pretty well done with an article deadline of 5/1/23. Discussion ensued about prorating Needles sponsorships later in the year.

**Code Enforcement:** Fran Frataccia reported the following 9 incidents including debris in the Mall, felony arrest, broken fence, camper & tents in driveways, play set on the easement, burglary/vandalism and the Mall mailbox times posting.

**Events:** Michelle Deleon said 41 homes participated in the garage sale. Thanks to Fran and Denise for helping. A survey was sent with respondents saying the event was well advertised, traffic was lower than expected, that they would prefer to hold the event twice a year & not in conjunction with other neighborhoods. The first Pines yoga class was on 4/1/23 at the Winter Park Pines Golf Club with 10 participants. We have 10 - 12 for the May class. A Happy Hour Meet-Up will be on 5/25/23 from 6-8 pm at the Winter Park Pines Golf Club.

**Facebook:** Brent Ludlow said that people are responding to posts and getting exposure so that is a good thing. The Facebook ownership issue has not been resolved yet.

**Mall Maintenance:** Fran Frataccia said that she and Carol worked once a week to weed and pick up trash to maintain the Mall's great look. Brent said he will work on some of the vines in the palms. Fran said Art Deleon cut down the dead palm tree.

**Membership:** Peter Mason reported for Melissa Johnson. A mailing was sent on 4/5/23 to 636 non-members that have not paid their 2023 membership. It included a survey asking about why they are not a member. 1 survey & 10 membership payments have been received so far. We got 10 new membership signs that Melissa has been putting at all our entrances. Future plans call for knocking on doors to get feedback, visiting homes that have no resident names, sending letters to about 85 non-resident owners asking them to pay and to have a street competition on who has paid the most. 2023 membership stats: dollars paid @ \$18,215, # members @ 281, % of homes @ 31%.

**New Neighbor Welcome:** Michelle Deleon said she met a new neighbor on Merrie Oaks Road and gave her a new neighbor packet.

**Nextdoor:** Peter Mason said Ben Taylor did not send anything to report. Peter also said we are still looking for Nextdoor Chair Lead.

**Website:** Kim Ludlow said she got two website messages that she passed on to Peter. The last 30 days analytics: 230 site sessions, 170 unique visitors, 4-minute average session, 53% via mobile, 44% via desktop and 3% via tablet.

**Yard of the Month:** Brent Ludlow said April winners: 1st to Robin Keen at 2754 Will O th Green, 2nd to Anthony and Nancy Cervone at 501 London Rd, 3rd to Morgan Robbins at 2756 Sheriff Way.

**Old Business:** None **New Business:** Next Meeting: Peter Mason said that the next meeting is a Board of Directors Regular Monthly Meeting that will be held on 5/10/23 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. Lawn Service: Fran said the lawn service contract is renewed in July. Duke Energy: Dave will contact Duke Energy about getting detailed invoices.

**Closing:** Peter Mason thanked everyone for attending the meeting. Motion: Brent Ludlow moved to adjourn the meeting. Dave Clisch seconded the motion. Motion passed unanimously with no abstentions. Peter Mason adjourned the meeting at 8:49 pm.

# WPPCA Monthly Board Meeting Minutes

May 10, 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 (1<sup>st</sup> VP), Denise Ertler (2<sup>nd</sup> VP), Dave Clisch (Treasurer), Becky Clisch (Secretary), Michelle Deleon, Fran Frataccia, Melissa Johnson, Brent Ludlow, Kim Ludlow; **Directors absent:** Ben Taylor; **WPPCA Committee Members in attendance:** 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 7:33 pm. A quorum was present. The president welcomed everyone and thanked them for taking the time to attend the Board of Directors Regular Monthly Meeting. Introductions were made by all.

**Officer Reports: President:** Peter Mason thanked everyone for all the volunteer work everyone does on behalf of the organization. Peter said we still need more members on the Events and Membership Committees. If anyone knows of anyone that wants to volunteer simply give them Peter's contact information. Peter sent thank you letters to 65 Gold Members and 6 Platinum Members so far. All JDs have now been reviewed. 6 SOPs are still under review. The WPPCA Database Working Group had 2 meeting with the user group of Dave, Brent, Melissa & Michelle to transition to a new database on Google AppSheet on June 1<sup>st</sup>. Kim and Melissa are vetting information on electronic payment data capture. Peter is looking for volunteers to research about neighborhoods that border the WPPCA. Peter said our 1<sup>st</sup> social gathering for Directors and Committee Members last month was very successful. Peter had 1 new renter reach out to him about association rules and regs, wants to be a member and volunteer. Peter recapped the work that has been done on updating our 10 year old Bylaws over the past 4 months and brought the changes to a Board vote. **Motion:** Joe McCluan moved to accept the WPPCA Bylaws changes reflected in draft #8 as sent to all Directors on April 26, 2023 to be effective on June 1, 2023. Denise Ertler seconded the motion. Motion passed by over 2/3 majority yes vote.

**Secretary:** Becky Clisch said the motion to approve the WPPCA BOD Meeting minutes of 4/12/23 were unanimously approved via email vote with abstention from Ben Taylor.

**Treasurer:** Dave Clisch said we had a good month with more revenue than we have had in a few months. April income was \$4,920 including a donation by Dave to help fund the membership signs. April expenses were mainly normal. The bank savings balance is \$7,178, checking is \$15,165 and the PayPal balance is \$2,443 for a total of \$24,786. **Motion:** Fran Frataccia moved to accept the Treasurer's report as presented. Brent Ludlow seconded the motion. Motion passed unanimously with no abstentions.

**1<sup>st</sup> Vice President:** Joe McCluan said the OC Sustainability Grant that was submitted is waiting from approval by the county.

**2<sup>nd</sup> Vice President:** Denise Ertler said nothing to report.

**Committee Reports: Code Enforcement:** Fran Frataccia reported 6 incidents including grand theft, petit theft, assault & battery, tent in driveway and counterfeit theft.

**Events:** Michelle Deleon said the 2<sup>nd</sup> yoga class on May 6<sup>th</sup> had 10 participants and classes will continue the 1<sup>st</sup> Saturday of each month at the Winter Pines Golf Club for free. 10 yoga yard signs have been ordered to promote the event in the Pines. The Winter Park Pines

Happy Hour is scheduled for May 25<sup>th</sup> from 6 pm – 8 pm at Bonfire at Winter Pines Golf Club. BOGO drinks are being offered for WPPCA members. Michelle reported on the Winter Pines Golf Club Community Meeting regarding proposed enhancements to the Golf Course (lighting, dredging, elevated dining & events). Melissa Johnson talked about the planned Banchory Road Happy Hour occurring on May 12<sup>th</sup> from 5-7 pm at the Mason's.

**Facebook:** Brent Ludlow said that there was nothing exciting to report. Discussion ensued about changing the past owner on the Facebook account to Brent. Instagram was also discussed in that a new account was created that matches our Facebook account name since the old one is in control by a previous board member.

**Mall Maintenance:** Carol Magierski said that she and Fran Frataccia go out once a week to the Mall for trimming, weeding, and garbage pick-up. Discussion ensued about the irrigation system since there were some brown spots. Fran said we need for a bush by the mailbox and around the new pump. Brent said he could find some plants.

**Membership:** Melissa Johnson said the statics are: dollars paid @ \$21,800, # of members @ 342, % of homes paid @ 38.0%. We gained 61 members from last month and are 2 members ahead of STLY. Discussion ensued about membership sign placement and how long to keep them up. Peter Mason recapped the mailing that was sent on May 3<sup>rd</sup> to 81 non-resident owner/managers representing 90 homes that have not paid. Peter also recapped the mailing that was sent on April 5<sup>th</sup> to 636 residents that have not paid. 15 surveys were received and 67 payments for \$3,980.

**Needles:** Denise Ertler said that the June/July newsletter is complete, only waiting on the May minutes. We have a new sponsor that has been added, Edwards Cleaning Service. Discussion ensued on sponsorship prorating. Denise will renew Adobe Acrobat so she can continue to do the graphic layout work herself.

**New Neighbor Welcome:** Michelle Deleon reported that Mayba Torres was able to visit new neighbors on Friar Rd & London Rd.

**Nextdoor:** Peter Mason said Ben Taylor was not able to join the meeting. Joe McCluan has volunteered to step up and take over as the Nextdoor Chair. Joe said he is attempting to switch the moderator.

**Website:** Kim Ludlow said the website was up to date & stats were: 176 site sessions, 149 unique visitors, 4 minutes average session time

**Yard of the Month:** Brent Ludlow said that the May winners were chosen. The May winners were: 1<sup>st</sup> to Robin and Jay Golden at 745 Roughbeard Rd., 2<sup>nd</sup> to Richard Jacobs and Laura Riddle at 35 St. Dunstan Way, 3<sup>rd</sup> to Mike and Vicki Glodo at 2838 Kings Deer Rd.

**Old Business:** None. **New Business: Next Meeting:** Peter Mason said the next meeting is a Board of Directors Regular Monthly Meeting that will be held on Wednesday, June 14<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 him an email with their address.

**Closing:** Peter Mason thanked everyone for attending the meeting. **Motion:** Brent Ludlow moved to adjourn the meeting. Fran Frataccia seconded the motion. Motion passed unanimously with no abstentions. Peter Mason adjourned the meeting at 8:59 pm.



# 2023 Needles Sponsors



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The Winter Park Pines Needles is an excellent way to advertise your business within our community! By sponsoring in the Needles publication you will reach 901 neighborhood community households. Among other opportunities, you will also have a presence on our social media pages and a personalized article will be written showcasing yourself and your business in the Needles.

For details and all your questions please contact Denise Ertler at [deniseertler@gmail.com](mailto:deniseertler@gmail.com)