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EAST BAY OAKS

• E S P R E S S •

February • 2026

Issue 12
49th Year

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East Bay Oaks Monthly Media

Mich Emond EastBayOaksHOA@gmail.com

East Bay Oaks Residents', Inc. Officers, 2025/2026

President.....Sheila Siretz

Vice PresidentSteve Germscheid

SecretaryDavid MacAskill

TreasurerMich Emond

Board of Directors: To March 2026

David MacAskill

Steve Germscheid

Dom Danieli

Ernie Ranger, Social Director

Sheila Siretz

Mich Emond

Colleen Huckins

EBO MONTHLY MEDIA

Mich Emond

EastBayOaksHOA@gmail.com

MANAGER: Kristen Pruett 727-531-9105

EDITOR: Mich Emond EastBayOaksHOA@gmail.com

DEADLINE FOR SUBMISSION TO MONTHLY MEDIA
IS THE 7TH OF EACH MONTH

Emergency Notification (Call-Em-All * Robo-Call)

ES has implemented an automatic messaging service (Call-Em-All) to notify you in the event of a critical or routine event such as loss of water, electricity, etc. This will be the only method used to contact you should you need to be notified of a critical or routine event. If you do not receive a call, please contact the Office.

Clubhouse Booking

Please note that all Clubhouse bookings (requests to use the Clubhouse for private events) are being handled by the Park Management Office (727-531-9105).

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East Bay Oaks Residents' Inc. Homeowner's Association

Notice to Association Members of Meetings of the Board of Directors 2025 – 2026 Schedule

Notice is hereby given that the meetings of the Board of Directors of the East Bay Oaks Residents Inc. will be held at the Clubhouse on the following dates and times:

Location: All meetings will be held at the Clubhouse

Meeting to set agenda for Board Meeting on the Saturday before the Board Meeting.

| | | | |
|-------------------|------|-------------------|------|
| November 1, 2025 | 9 am | January 31, 2026 | 9 am |
| November 29, 2025 | 9 am | February 28, 2026 | 9 am |
| January 3, 2026 | 9 am | March 28, 2026 | 9 am |

Meeting to conduct ordinary business of the Home Owner's Association on first Wednesday of the month. Annual General Meeting, first Wednesday of March.

| | | | |
|------------------|------|------------------|------------|
| November 5, 2025 | 7 pm | February 4, 2026 | 7 pm |
| December 3, 2025 | 7 pm | March 4, 2026 | 7 pm (AGM) |
| January 7, 2026 | 7 pm | April 1, 2026 | 7 pm |

Board of Director's Planning Meeting on the first Tuesday of April. Meeting dates subject to change.

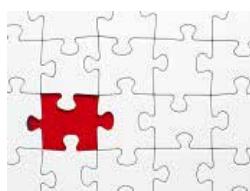
April 7, 2026 1 pm

East Bay Oaks Clubhouse Activities

HAND AND FOOT: played weekly on Tuesday 1-3 pm.

POKER: played weekly on Tuesday night at 6:00 pm

CARDS: played weekly on Friday night at 6:00 pm



Puzzle Table

The puzzle table is in the Continental Room and we have plenty of puzzles in stock to keep you occupied for months!

**A Complete Listing of Resident Services
can be found on the page before your calendar**



HOA President

Happy February

I would like to start out by saying “Our deepest sympathy goes out to all of you who knew Barbara Brown.” Barbara was a longtime resident who passed last month at age 106. She has lived in East Bay Oaks for more than 25 years and will be missed by all who knew and loved her.

On January 1 we started the New Year for the Homeowners Association, and we would like to encourage all homeowners, whether you are new to the community or an established resident, to join the HOA and purchase a 2026 membership. The cost is only \$10 per household and is available to all registered residents. To join the HOA, complete the application form located further in this Media or in the form boxes in the clubhouse. Then drop it off at the HOA office located next to the workout room at the clubhouse. Just slide it under the door and we’ll process it and deliver you a membership card.

Membership has its rewards. Not only does it give you voting privileges at HOA meetings, but we also offer an occasional discount on events throughout the year.

Our HOA meetings are held on the first Wednesday of each month, November through April, with our Annual General Meeting being held in March. HOA meetings are not public meetings but are open to HOA members and we give HOA members an opportunity to speak to agenda items at the end of each meeting. You can find the HOA by-laws, the park rules and regulations, and evacuation and disaster plan on the HOA bulletin board located in the clubhouse.

The HOA Social Committee is a very active one with many events held throughout the year. Check out the Social Committee bulletin Board in the Clubhouse for details of all upcoming activities and events.

The HOA board and I personally would like to thank all of you who came out to our events and meetings this past year and encourage you to continue your help and support throughout this next year.

EBO HOA President

Sheila M Siretz

Sick Bay and Condolences

We are looking for a volunteer to process sick day and condolences on behalf of the HOA. Please let any member of the HOA board know should you be interested.

Card donation – For any resident wishing to donate extra cards, get-well cards, sympathy cards, encouragement cards or blank note cards.





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Activities/Social Events

Ernie Ranger

February is shaping up to be a pretty busy month with several events taking place between both parks. Attendance at events thus far has been very poor to say the least. Events can NOT happen without your support.

If you are interested in hosting an event or have any suggestions for future events, please feel free to contact me at any time, I would love to hear from you. (Contact info available in monthly media and event posters).

Here are the events planned for February 2026.

February 3rd, 10th, 17th and 24th -
Bingo at Eldorado Village

February 12th 19th and 26th, 15th -
Bingo at East Bay Oaks

February 5th - NO bingo at
East Bay Oaks

February 7th - Annual Carport Sale
8:00 am - 2:00 pm

February 8th - (Soup it up) @ Eldorado from 1:00 pm - 3:00 pm

February 11th - Humpday Evening Cornhole Tournament @ Eldorado starting at 6:30 pm.
\$5.00 entry fee

February 15th - All You Can Eat Omelettes @ East Bay Oaks. Sign up required

February 22nd - LGBTQ+ Potluck and Meat Bingo @ East Bay Oaks. Sign up required

January 31st - February 6th - EBO and EV Cruise

Flyers for events and sign up sheets are now posted in both clubhouses and all community bulletin boards throughout both parks in addition to the monthly calendar in the media.

**A Complete Listing of Resident Services
can be found on the page before your calendar**



Your Ideas and Suggestions

are always

WELCOME

**If you have any ideas or suggestions for
events or activities, or if you would like to
host an event**

Please contact

Ernie Ranger, Lot 313

or

email: ebo.socialdirector@gmail.com



Library

When returning books to the Library, please DO NOT place your books back on the shelf. Place them in the “BOOK DROP OFF” slot provided for that purpose.

Please drop off any magazine donations at the Laundry Room as the library is not able to handle magazines. Thank you for your cooperation.

2026 Activity Schedule EBO & Eldorado

Mar. 1st French Toast and Bacon Breakfast @ EBO

Mar. 17th Corned beef and cabbage dinner @ EBO

Mar. 20th Drag Queen Bingo @ EBO (now tentative)

April 11th Potluck and meat bingo @ EBO

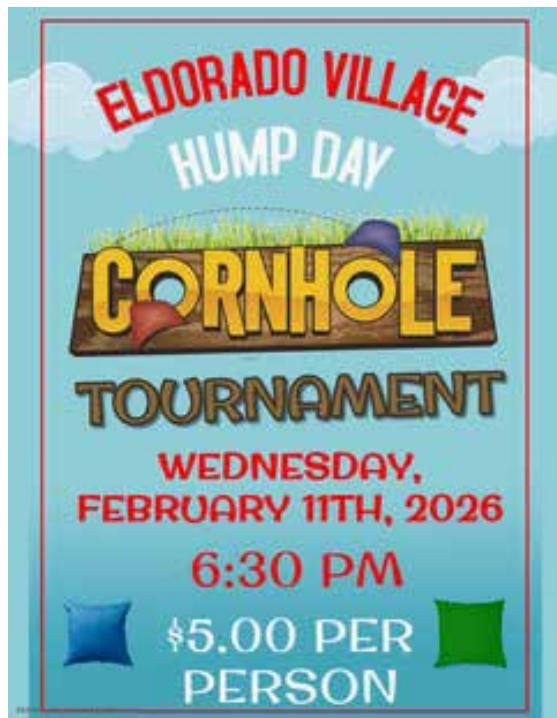


Eldorado Bingo Every Tuesday Night

CARD SALES: 5:15- 6:00

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Meeting Notice

Change of Date

Board Meeting scheduled for
February 4th, 2026

Changed to
February 11th, 2026



A note from the Shuffleboard coordinators

Due to lack of interest, there will be no shuffle team for the 2025/2026 season.
Thank You,
Colleen Hensly Huckins

February Fun EBO Style

Join Your neighbors this February for a variety of fun social events.





East Bay Oaks HOA The Sunshine Fund

Do you know of someone who would like to participate in being an active, involved member of our HOA or attend one of our functions, dinners or other social events but may be suffering, either financially or emotionally? The Sunshine Fund might provide just enough help to brighten their day.



Tickets/money given to the recipients will strengthen and grow new and different experiences for everyone in our community to enjoy.

The funds are distributed from your nominations. Requests and nominations always remain anonymous. All nominations will be considered.

In 2025 we were able to provide 11 tickets to 4 different functions at EBO from your nominations.

You can make written nominations in writing, using the form below or verbally to anyone on the committee - Michele Boyle, Flo Brown, Sara Spanos, Elaine Mihara, Colleen Hensley Huckins or myself, Jeryl Danieli.

Any of us would be happy to accept donations for growing this fund.

We hope to brighten more residents with a little sunshine in 2026.

Sunshine Fund Nomination Form

East Bay Oaks HOA

Thanks to the generosity of numerous EBO residents, a fund has been set up to help neighbors attend a variety of the park's events and activities.

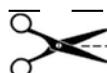
All nominations will be considered. Recipients will remain anonymous. Nomination forms may be given to Jeryl Danieli, Flo Brown, Sara Spanos, Elaine Mihara or Colleen Huckins.

I would like to nominate for the fund: _____

The activity I'd like them (or I) to attend: _____

Cost of Activity _____

Please nominate at least 2 weeks prior to deadline for event



East Bay Oaks Residents Inc. Membership Application Form

Last Name: _____ First Name: _____ Lot #: _____

Email: _____

Unless waived, notice of the Annual General Meeting (AGM) shall be mailed, hand delivered, or electronically transmitted to each member, and shall constitute notice. FSS723 4(c)11(d). Your notice of AGM is located on your membership card and shall constitute notice. I agree to be contacted by the email address given for any Homeowner's Association business.

Signature: _____ Fee Paid: _____ Card Given: _____

(Return completed form to HOA OFFICE)



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Annual HOA membership of \$10 is due and payable to any HOA Board Members listed on page 2 of this Media

Helping our Community

- Collecting Teddy Bears for the Rough Riders. Ongoing. See Anne Emond at Lot 270. We collected 388 Teddy Bears in 2025 that were donated to the Rough Riders. A new record. Thank you very much to all who donated to this worthy cause.
- Toys for Tots received 189 toys in 2025.
- 15 lbs of Aluminum Can tabs for Shriners were collected in 2025. Leave in container located in Club House
- Match Box cars for Largo Police Department. Ongoing. Leave in box in Club House. 46 Match Box cars and 50 25 pairs of socks and underwear were collected in 2025 for the Largo Police Department.
- Food box in Club House. Take what you need, leave what you can.

Thank you

Thank you Walter and Helga Kelly for your extraordinary dedication and for continuing the beloved tradition of the Teddy Bear collection at East Bay Oaks and El Dorado. Your kindness helps keep the Rough Riders' mission alive, bringing comfort, hope, and joy to thousands of people each year.

Because of your efforts, Teddy Bears find their way into the arms of hospital patients, cancer survivors and their families, residents of centers for abused women and children, community health centers, special-needs day programs, and foster children who need a reminder that they are loved and seen.

Your compassion ripples far beyond the bears themselves; it touches countless lives and strengthens our entire community. Thank you for leading with generosity, for inspiring so many others , and for helping ensure that this tradition continues to make a meaningful difference.

This 2025 season we have collected 388 teddy bears.



Thank You!



Robo Call

In the event that we need to quickly communicate emergencies or incidents to the entire community (i.e., water shut off; power disruption; etc.), we would like for you to enroll in our free Robo Call Program. Below are the instructions to opt-in to the program:

Have each interested party send a text from their cell phone to **(727) 304-4552** with the following message (as indicated) in the body of the text: Join **EBO Res**

Resident will then get a reply asking them to respond with their name and lot number, and once done, the registration is complete.

Parking Rules



This is a reminder RE: the parking rules as well as a few changes to occur effective Jan 1st.

Each home is allowed TWO cars per home, any extras must be removed from the property right away.

You will be towed for the following:

1. Parking in any space around the clubhouse, office or mailboxes between the hours of 8 am and 10 pm, unless you are using the amenities. (900-530 for the office)
2. Parking in any space around the clubhouse, office or mailboxes between the hours of 10 pm and 8 am without a RED hang tag or a YELLOW dated guest pass. (530-900 for the office) You can register for either at the office.
3. Parking on the street anytime between 1 am and 6 am.
4. Parking anywhere on the property without a general parking sticker.
5. Parking a commercial vehicle, anywhere on property. This would be any vehicle with any advertising on it. Or any vehicle that is used for commercial rather than personal use.
6. Parking on the grass at any time is strictly prohibited, including between homes.
7. Please refrain from parking on the sidewalks. It causes them to crack and also hinders safe passage for people with walkers and scooters.

Mowing Schedule(typically on Thursday)

Jan – 1 time a month

Feb, Mar, Apr – 2 times a month

May, Jun, Jul, Aug, Sep – 4 times a month

Oct, Nov – 2 times a month

Dec - 1 time a month



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Board Meeting

There are many benefits to joining the Home Owner's Association aside from voting rights. HOA Board Meetings are official BOARD MEETING meetings of the Board of Directors and meeting are open to all HOA members and all residents are encouraged to attend but only HOA members can speak and only to agenda items. There is a sign in sheet at every meeting so that the Secretary can determine who is in attendance, to determine HOA members present, and if quorums are met. HOA members can also have an agenda item presented for consideration by contacting the Secretary or attending an agenda meeting. A number of agenda items for meetings between the Board and Park management have come from our HOA members. A number of events throughout the year also come with discounts for HOA members. Most recently, HOA members were given a coupon for a discount on January's breakfast and HOA members were given a reduced price on the ice cream social held in February. It pays to join!



Attention EBO Homeowners

If interested in joining the Board or know someone who would be interested, contact any Board member:

Ernie Ranger #313
Colleen Huckins #93
Mich Emond #270
Steve Germscheid #299
Dom Danieli #16
Sheila Siretz #4
David MacAskill #313

or

Nominating Committee Member:

Flo Brown #7
Sara Spanos #99

Deadline February 1st, 2026 if anyone is interested.



EAST BAY OAKS 2026



Stay Informed and Get Involved

What: Annual General Meeting
When: March 4th, 2026 (Wednesday)
Where: Clubhouse
Time: 7:00 pm
Why: Election of Directors and Officers

Did You Know?



Due to the extra 'r' in the word **February**, it is considered one of the most misspelt words in the English language. along with words like 'Definitely' and 'Believe'.

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Mobile Home Depot, Inc. 727-535-1100

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Royal Enterprises 727-394-7351
 Wngarden Mobile Home Wash 727-587-0876

MOBILE HOME WINDOW FILM

Royal Enterprises 727-394-7351

PAINTING/INSIDE & OUTSIDE

Payless Painting Services 727-470-5876

PEST CONTROL

Buggin Out Termite & Pest Control 727-535-2629
 Coby's Tentless Termite & Pest 727-462-0400
 FL Termite & Pest Experts 727-785-2552

PLUMBING SERVICE

Denny's Plumbing, Inc. 727-530-1391
 Jones & Sons Plumbing, Inc. 727-799-0287
 Largo Plumbing Co. 727-596-0525

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All Weather Roofing 1-800-297-3758
 AMS Advanced MH Systems 727-471-0820
 Community Roofing of Florida, Inc. 727-536-9999

ROOM ADDITIONS

ASC Aluminum Specialty Contr. 727-547-8300
 Bay Area Aluminum Services, Inc. 727-585-4442
 Keenan Construction 727-455-0778

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Florida Anchor & Barrier Co. 727-237-6772
 Underhome Armor 727-282-2045

TRAVEL/TOURS

Travel Is Fun 727-347-1600

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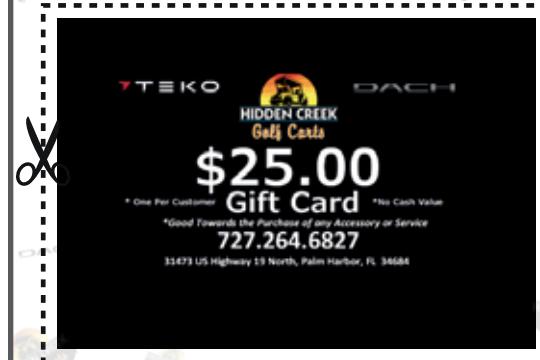
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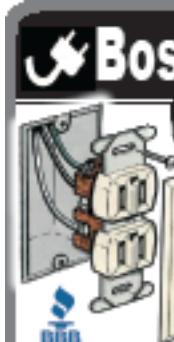
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| Sunday | Monday | Tuesday |
|-----------------------------------|--|--|
| | 1 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm Groundhog Day | 2 Trash Pick Power Aer Water Aer Hand & F Poker 6:00 Eldorado Card Sales 6:00 pm Game Sta |
| 8 Soup it Up – Eldorado 1-3 | 9 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm | Trash Pick Power Aer Water Aer Hand & F Poker 6:00 Eldorado Card Sales 6:00 pm Game Sta |
| 15 Omelette Breakfast 8-10 | 16 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm President's Day | Trash Pick Power Aer Water Aer Hand & F Poker 6:00 Eldorado Card Sales 6:00 pm Game Sta |
| 22 LGBTQ+ Potluck 5PM | 23 Power Aerobics 8:00 am Water Aerobics 9:30 am Pinochle 6:30 pm | Trash Pick Power Aer Water Aer Hand & F Poker 6:00 Eldorado Card Sales 6:00 pm Game Sta |

East Bay Oaks

| uesday | Wednesday | Thursday | Friday | Saturday |
|--|--|---|--|--|
| 3 ick-up 8:30 am robics 8:00 am robics 9:30 am oot 1:00 pm 0 pm Bingo s 5:15 to rts 6:30 pm | 4 Power Aerobics 8:00 am Water Aerobics 9:30 am | 5 Power Aerobics 8:00 am Water Aerobics 9:30 am No Bingo at EBO | 6 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm | 7 Carport Sale 8-2 Coffee Social 8:30 am |
| 10 ick-up 8:30 am robics 8:00 am robics 9:30 am oot 1:00 pm 0 pm Bingo s 5:15 to rts 6:30 pm | 11 Power Aerobics 8:00 am Water Aerobics 9:30 am Cornhole – Eldorado 6:30PM Neighborhood Watch Meeting 7:00 pm | 12 Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo Card Sales 5:15 to 6:00 pm | 13 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm | 14 Coffee Social 8:30 am |
| 17 ick-up 8:30 am robics 8:00 am robics 9:30 am oot 1:00 pm 0 pm Bingo s 5:15 to rts 6:30 pm rdi Gras | 18 Power Aerobics 8:00 am Water Aerobics 9:30 am | 19 Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo Card Sales 5:15 to 6:00 pm | 20 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm | 21 Coffee Social 8:30 am |
| 24 ick-up 8:30 am robics 8:00 am robics 9:30 am oot 1:00 pm 0 pm Bingo s 5:15 to rts 6:30 pm | 25 Power Aerobics 8:00 am Water Aerobics 9:30 am | 26 Power Aerobics 8:00 am Water Aerobics 9:30 am Bingo Card Sales 5:15 to 6:00 pm | 27 Trash Pick-up 8:30 am Power Aerobics 8:00 am Water Aerobics 9:30 am Poker 6:00 pm | 28 Coffee Social 8:30 am |

Lincoln's Birthday

Valentine's Day

Ash Wednesday



PET Rules and Regulations

All pets must be approved by MANAGEMENT in writing before the pet's owner moves into the COMMUNITY, or before RESIDENT obtains a pet after move-in.



No more than two (2) pets per household.

All pets must be on a leash no longer than six (6) feet at any time the pet is outside of RESIDENT'S homesite.

Pets may not be tied unattended outside of RESIDENT'S manufactured home at any time.

Pets may not be walked on the lawns of any homesite in the COMMUNITY, other than RESIDENT'S homesite.

No pet enclosures, including, but not limited to dog houses, are allowed. Pets must be kept inside RESIDENT'S manufactured home if unattended.

Excessive noise is not allowed, and pets must not annoy RESIDENT'S neighbors. Pets must not be left alone if they bark, cry or whine when by themselves.

No pets are allowed in the COMMUNITY recreation areas at any time.

Guests' pets are not permitted in the COMMUNITY.

Coffee and Donuts \$1.50

Join us every Saturday morning between 8:30 - 9:00 for coffee and a donut, Donuts are \$1.50 each. Bring your favorite coffee mug, enjoy some tantalizing conversation with your neighbors and get updates on what's happening in your Community.



Sponsor Saturday AM Donut

Did you know that you can sponsor Saturday morning donuts in memory of a loved one, a birthday, anniversary, or any occasion you choose, or just because? The cost to sponsor a Saturday morning donuts is \$25. Please see Chris Lowe if you would like to sponsor donuts and we'll give you a Shout Out in the Monthly Media. If you'd rather just donate any amount to the donut fund, we thank you. Only amounts of \$25 or more get a special shout out!



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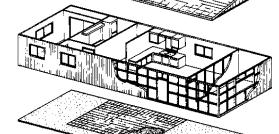
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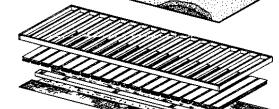
• Any kind of damage to any kind of floor system.



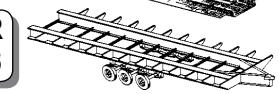
• Small areas or whole homes.



• Replacement or deckover.



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- MARCH 20, 8 DAY — SAN ANTONIO - Riverwalk, Alamo...\$1699*/\$2139
- APRIL 7, 4 DAY — CALLAWAY SPRING BLOSSOMS...\$1179*/1559
- MAY 21, 5 DAY — NEW ORLEANS JAZZ & MORE!...\$999*/\$1299

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- FEB. 21, SAT. — "COME FROM AWAY" Suncoast Broadway...\$132
- FEB. 27, FRI. — HERMANN'S ROYAL LIPIZZAN STALLIONS...\$79
- FEB. 27, FRI. — "BARRY MANILOW, LAST TAMPA CONCERT"...\$159
- FEB. 28, SAT. — BISHOP PLANETARIUM/DESOTO PARK...\$89

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Directory Update

There are many homes listed as vacant in the directory which are not actually vacant. These residents either do not want their information listed or have not completed and turned in a resident form. If you would like to be listed in next year's directory, please fill out the New Resident Form and return it to any HOA Board Member or directly to Anne or myself at Lot 270.

Homeowner's Association Park Directory/Monthly Media Information

I give consent to have the following information given to the Homeowner's association for the purpose of allowing them to publish my information in the Park Resident Directory/Monthly Media. This information will not be distributed to other entities for any purposes. Please contact the office to have your telephone number added to the Robocall list in the event of a critical or routine event such as a water shut off.

Name: _____ Lot # _____

Telephone: _____

Email Address: _____

Birthday: Month _____ Day _____

Anniversary: Month _____ Day _____

East Bay
OAKS

Name: _____ Lot # _____

Telephone: _____

Email Address: _____

Birthday: Month _____ Day _____

Anniversary: Month _____ Day _____



I give consent to the HOA to publish my/our telephone number in the Park Resident Directory.

I give consent to the HOA to publish my/our email address in the Park Resident Directory.

I give consent to the HOA to publish my/our birthday and anniversary in the monthly media.

Signature: _____

Date: _____

Signature: _____

Date: _____



Ducks/Wildlife

Please do not feed or put out feeders accessible to ducks or other wildlife. It is illegal in the State of Florida to feed wildlife and you could be charged a \$100 fine for the first infraction.



Birthdays in February

(I am using the lists from last year's Media for birthdays and anniversaries – please let me know of any necessary additions, corrections or deletions)

| <u>Date</u> | <u>Name</u> | <u>Lot #</u> |
|-------------|----------------------|--------------|
| 2 | Daniel Campailla | 119 |
| 2 | Laurie Halse | 251 |
| 8 | Willow McLaughlin | 173 |
| 8 | Jerri Danieli | 16 |
| 11 | Thomas Dent | 294 |
| 13 | Michelle Masse | 2 |
| 13 | Mary Gillie | 64 |
| 16 | Chris_Amber Peterson | 200 |
| 16 | Michael Leitzel | 249 |
| 17 | Ernie Ranger | 313 |
| 17 | Cathy Gray | 317 |
| 18 | Mike Mahoney | 213 |
| 20 | Deborah Schoal | 262 |
| 21 | Cortney Willert | 40 |
| 22 | Luis Vasquez | 144 |
| 24 | Lydia Messina | 210 |
| 25 | Alice Saunders | 130 |
| 28 | Lou Mercado | 107 |



Anniversaries in February

| <u>Date</u> | <u>Names</u> | <u>Lot #</u> |
|-------------|--------------------------|--------------|
| 14 | Bill & Pat Hopkins | 14 |
| 14 | Luis & Nikki Vasquez | 144 |
| 17 | Walter & Helga Kelly | 228 |
| 18 | Michael & Jennifer Young | 64 |





Reminder on Trash Policies

The dump will be open 8-3 on Tues and Friday, and 8-11 on Saturday. We are going to try this to see if we can keep the illegal dumping under control but still giving you all access. A reminder/the rule, if it won't fit in a large size trash can, it does not belong in the dump area. No furniture, chemicals of any kind, propane tanks, paint, electronics, construction debris, grills, etc...ever. The compactor is for your regular bagged up household trash, the big dumpster is for yard waste and the blue container is for recyclables. ANYTHING ELSE IS THE RESIDENTS RESPONSIBILITY TO HAVE HAULED OFF THE PROPERTY because Valet Living won't pick it up either. If you are caught dumping anything else, that is actually a crime, you will be fined by the county, get a violation letter from us, and we will close the area back up. (we don't want that)



Beginning 8/22, the maintenance staff will no longer be going around to pick up trash or yard waste. Valet Living will still pick up your trash, but all of the same policies above apply pertaining to what is allowed in the dump area and what they will and won't pick up. Everything bagged in trash bags and boxes broken down should be it. It doesn't make sense to have them go back and do the same thing we already pay a vendor for and use up man

hours when there are so many other things that need attention on the property. This does include yard waste, you will have to take that to the dumpster because Valet Living does not pick that up. I have faith that this will be a smooth transition, if you have any questions, please call us at (727) 531-9105. Thank you.

Boxes MUST be broken down and put into the Recycling container. • No bags whatsoever should be placed in the roll off container. This container is for unbagged yard waste, and other household trash. If you have bagged yard waste, you can put it into the compactor or open the bag and dump the contents into the roll off. • The roll off container is not for bulky furniture or construction material...if it doesn't fit into an outside type of garbage can, it does not belong in the dump area. Just as the park is not responsible for you getting to work on time, paying your cell phone bill, or getting your oil changed, we must follow Pinellas County Solid Waste Ordinances and are not responsible for taking your old mattresses, tires, appliances, TVs, large bulky furniture, paint, batteries, solvents, construction debris, etc. Again, the roll off and compactor is for "household" trash only. Therefore, you will need to arrange to have prohibited items hauled away or you can take it to the landfill which we believe costs approximately \$11 for a load. The Pinellas County Solid Waste landfill is located at 3095 114th Ave. N., St. Petersburg, FL 33716, about 10 miles away. Their phone number is 727-464-7500. There are several junk removal companies, and we know of one junk hauler, Tampa Bay Junk Pros, who may be offering \$50 off for junk/furniture/ appliance removal. Their number is 727-404-5100. • Do not fill the roll off container past the fill line, otherwise it will not be emptied resulting in having to lockdown the dumpster area which is inconvenient for all. If it is full, you may place your items to the side of the container so maintenance can put it in for you once the container is emptied.



Introducing The East Bay Oaks and Eldorado Village Talent Bank!!

Are you a skilled baker, auto mechanic, accountant, hairdresser/barber, computer repair person, house cleaner, financial planner, painter, decorator, seamstress, mechanically inclined, or someone with a truck willing to pick up a piece of furniture, or haul something off to the dump, etc? What did/do you excel at when in the workforce?

The community is looking to tap into the vast skills and expertise of our residents. Everyone has a value and worth.

The opportunities are endless.

There is a commonality among all of the residents simply by virtue of your address. As we are all aware, word of mouth is very impactful. It's more likely that residents will receive a higher response rate AND quality of work solely based on the camaraderie that exists.

If you would like to be added to a growing listing of residents willing to offer their services for a fee, as a courtesy, or to barter CALL US TODAY!! Please direct all feedback or inquiries to the office via email at eastbayoaks@equitylifestyle.com or call us at (727) 531-9105.

Comment Form

Property Name _____

What Type Of Comment Do You Have? Compliment Suggestion Concern

Your Contact Information

Name: _____ Phone Number: _____

Address: _____ Site: _____

Email Address: _____

If your concern is about a particular resident or address, fill out the below information.

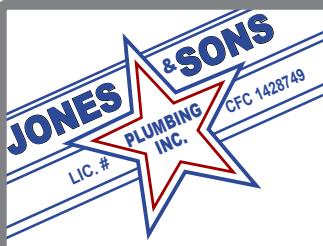
Name: _____

Address: _____

Details (be specific, date, time and place)

Sign here: _____ Today's Date: _____

Management Notes: _____



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Yard Sales:

Starting January 2026, residents will no longer be allowed to have their own personal yard sales. You are allowed to have an Estate Sale when loved ones have passed away and on the Annual Community Yard Sale Day, which this year is **Feb. 7th from 8 am – 2 pm**.

Please remember when joining in on the Community Yard Sale Day to be mindful of picking up your belongings (tables, chairs etc.) at the end of day at 2 pm.

Bird Flu in Pinellas County:

Bird Flu (Avian Influenza or AI) has been confirmed in Florida, including Pinellas County, with wild birds affected in 2022 and recent outbreaks in other parts of the state in late 2025/early 2026, posing risks to backyard flocks; residents should report sick birds and avoid contact with dead ones, as the virus spreads easily among birds, though human cases are rare.



Yes, dogs and cats can get bird flu (avian influenza), especially the H5N1 strain, primarily by interacting with infected birds or contaminated environments, eating raw meat/milk, or from other infected pets like cats. While cats are more vulnerable, symptoms in both can include fever, lethargy, respiratory issues, eye discharge, and neurological signs, with severe illness or death possible, so keeping pets away from wild birds and raw animal products is crucial.

What to Do in Pinellas County:

- **Report Sick/Dead Birds:** Contact the FWC if you find sick or dead wild birds; testing is crucial to confirm AI, [notes this FWC page](#).
- **Protect Your Birds:** Practice good biosecurity (cleanliness, limiting contact with wild birds) for backyard poultry, [notes this FDACS page](#).

****Please remember that feeding wildlife in Florida is illegal for many species (like bears, alligators, sandhill cranes, raccoons, foxes, manatees, and non-human primates)**

Wildlife Alert Hotline at 888-404-FWCC (888-404-3922) ◊ MyFWC.com/WildlifeAlert

**A Complete Listing of Resident Services
can be found on the page before your calendar**



** 360 Exterior Home Inspections **

We are announcing that 360's exterior home inspections officially resumed January 2, 2026. These inspections are a proactive way to ensure the exterior of each home remains safe, well-maintained, visually appealing, and not in violation of the governing prospectus. Our goal is to identify any issues early and keep our community looking its best, which in turn maintains your home's value.



What Are 360s?

360's are **comprehensive exterior inspections** that involve a full walk-around of each home. Our maintenance and management teams will assess the condition of all visible exterior elements, document any concerns, and notify you if there are any violations, repairs or improvements needed.

What Will Be Inspected?

During the 360s, inspectors will evaluate:

- **Gutters & Downspouts**

Checking for clogs, leaks, proper drainage, and secure attachment to the structure.

- **Siding & Exterior Walls**

Inspecting for cracks, warping, mold, mildew, or fading paint.

- **Windows & Screens**

Ensuring windows are intact, screens are free of tears, and frames are sealed properly.

- **Doors & Entryways**

Verifying that doors are intact, and thresholds are in good condition.

- **Driveways, & Patios**

Checking for a neat appearance, if you have anything stored, it is out of plain sight and driveways are clean or painted free of oil stains.

- **Landscaping & Yard Maintenance**

Evaluating weeds in the flower beds, overgrown shrubs, tree limbs near structures and general curb appeal.

- **Fencing & Gates**

Ensuring that there are no fences as per the prospectus unless you have written approval and they are in good and clean condition.

What Happens After the Inspection?

Each home that has violations or repairs needed will receive a **360 Inspection Report** outlining any findings. Our team will schedule a follow-up inspection, usually within 30 days, to verify compliance.

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- **Get a head start** using the list above as a checklist
- **Report known issues** to the office ahead of time so they can be prioritized.

Thank you for your cooperation and commitment to keeping our community in excellent condition. If you have questions about the inspection process or your home report, please contact the management office at (727) 531-9105.

Kristen Pruett

Resort Manager | Eldorado Village and East Bay Oaks
601 Starkey Rd Lot #78 Largo, FL 33771
P: 727.531.9105 | C: 727.282.9642



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Your Community Listens

Thank you for making East Bay Oaks your home!

We strive to deliver the high level of customer service you have come to expect and promptly address the needs of all our residents. In order to deliver on this goal, we are highlighting a process to help us address any questions or concerns that may arise during your residency.

STEP 1: Please visit the community office or call (727) 531-9105 to discuss any questions or concerns with your community manager. Please allow appropriate time for a response or action from your community manager, and feel free to follow up as necessary.

STEP 2: If, after allowing appropriate time for your community manager to respond or initiate action, you feel the need to further address your questions or concerns, you may contact the regional manager for your community at (813) 282-6754.

STEP 3: After allowing appropriate time for a response or action from the community's regional manager, if you find it necessary, you may take the additional step of contacting our corporate customer service representative at (312) 279-1400.

We appreciate that you have chosen to call East Bay Oaks your home and Look forward to continuing to serve you for many years to come.

Sincerely, Your management team at East Bay Oaks

East Bay Oaks/Eldorado Village Neighborhood Watch

Mission Statement

The goal of the Neighborhood Watch program is to enhance neighborhood security, heighten the community's power of observation and to encourage mutual assistance and concern among neighbors. The main objective is to improve citizen awareness of burglaries and provide information to reduce their occurrence.

The Neighborhood Watch program trains citizens in regard to better property security, develops a neighborhood action program where neighbors help watch each other's properties and report suspicious persons and activities to law enforcement agencies and enlist each resident's help in helping our community.



Monthly meetings are held the 2nd Wednesday of the month at 7PM in the clubhouse. Everyone is encouraged and welcome to attend.

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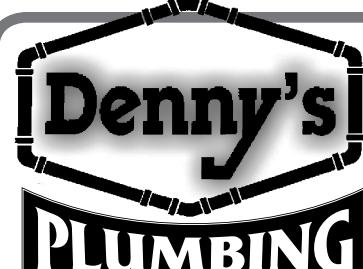
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Seeking: Neighborhood Watch Committee Supervisor

The [East Bay Oaks/Eldorado Village] Neighborhood Watch Committee is actively seeking a dedicated and proactive individual to serve as our Neighborhood Watch Committee Supervisor.

This is a vital leadership position responsible for organizing, coordinating, and promoting safety efforts within our community.



Key Responsibilities:

- Leadership: Serve as the primary point of contact for the committee, residents, and the local Police Department (Non-Emergency Liaison).
- Organization: Schedule, plan, and lead regular committee meetings and training sessions.
- Communication: Maintain open communication channels (e.g., email list, social media group) to share crime prevention tips and alerts.
- Recruitment: Actively seek new volunteers to expand the watch's effectiveness.
- Reporting: Maintain basic records of committee activities, patrol schedules, and reported non-emergency neighborhood issues.

Qualifications We're Looking For:

- A committed resident of [East Bay Oaks /Eldorado Village].
- Strong organizational and communication skills.
- Ability to motivate volunteers and manage a small group.
- A minimum of [e.g., 5 hours] per week commitment.
- A passion for community safety and well-being.

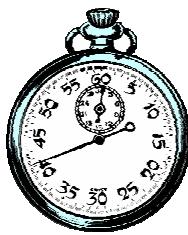
Ready to Lead?

If you are interested in making a significant, positive impact on the safety of our neighborhood, please contact

Colleen Huckins

727-587-6730





GOT A MINUTE?

YOU COULD STOP A CRIME

...AND HELP TO BUILD
A BETTER NEIGHBORHOOD.



Dear Neighbor,

This is an invitation to you to help deter crime in our neighborhood.

We are getting together to talk about Neighborhood Watch, a simple neighbors-helping-neighbors program that has helped other communities reduce crime by as much as 65%. Many watch groups have not only seen crime go down, but have discovered a new feeling of security and belonging among neighbors.

All of us are concerned about becoming the victim of a crime, but no one of us can fight crime alone. Not even the police can do it without our help. And isolating ourselves behind locked door and not knowing our neighbors, actually makes it easier for burglars and other criminals to take advantage of our neighborhood.

At the meeting you will learn about the activities of a neighborhood watcher. What's asked is really quite simple, such as picking up the newspapers and mail when your neighbor is away on vacation. Or keeping an eye out for unusual activity like a strange person snooping around a house, then alerting the police and your neighbors.

A Crime Prevention Specialist from the Police Department will be here to talk about the best ways to protect our neighborhood. Tell us what your concerns are. Please be sure to attend. Many thanks.

Let's Talk About Neighborhood Watch.

Time 7:00 pm Date Second Wednesday of the Month

Place East Bay Oaks Club House

Contact for more information Colleen Huckins

Telephone Number 727-550-6379

Why Should I Participate?

- Because crime - and the distrust and isolation it creates - hurts each of us, our neighbors and children.
- Because areas with active Neighborhood Watches have reported dramatic reductions in crime and fear of crime.
- Because our community effort needs you to make it work!

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|---|--|--|
| FURNITURE, good clean, pre-owned. Top dollar paid. Charles, 727-657-7021 | Rummage Sale 2/28, Westwind MHP 1&2. 3301 Alt 19 Dunedin, 8-1 |  White Elephant/Bake Sale. Saturday March 7, 2026 8:00AM - 1:00PM. Lake Highlander Park: 1500 County Road #1, Dunedin, FL. Small appliances, furniture, lamps, linens, jewelry, household appliances, tools, outdoor furniture, miscellaneous items, baked goods, snack bar |
| STAMP COLLECTIONS - wanted to buy. Price depends on quality and quantity. Highest prices paid. Call 709-682-9499 | Community Flea Market, 2000 East Bay Drive, Largo. Sat. Feb 28. 8 to 12. Bikes, Furniture, Small Appliances, Golf & Household Items, Apparel, Baked Goods | Palm Hill Country Club Annual Bazaar, Saturday March 7th. 8am - 1pm. 1800 Seminole Blvd. Largo |
| ARTICLES FOR SALE | DORAL VILLAGE YARD SALE BAZAAR, Saturday, February 28th, 8am-1pm, 29250 US Hwy 19 N, Clearwater. Furniture, Clothing, Linens, Books, Electronics, Glassware, Jewelry, Kitchen Items, Baked Goods, Lunch, and Great Raffles and Prizes! | Rummage Sale, Unitarian Universalists of Clearwater, 2470 Nursery Rd, Clearwater, Saturday March 7, 8am-2pm. Kitchen ware, home decor, books, clothing/accessories, linens and more |
| EVENTS & PROGRAMS |  ATTENTION RESIDENTS! Did you know this Emporium/ Classified listing reaches over 21,500 homes in Pinellas County? It goes into 60 community newsletters (just like this one) from Dunedin to St. Petersburg. This is a great market to sell items, advertise your next event, try and get help for a function, and many other things. Remember to think about this the next time you're planning something. -Monthly Media Staff | Crafters Wanted March 21st at Palm Hill Country Club. 401 8th Ave, Largo, 8am - 1pm. Contact Tom Sagitas at 727-315-4369. \$20 per table. |
| ANNUAL RANCHERO VILLAGE CARPORT SALE. Ranchero Village, 7100 Ulmerton Road, Largo, will be hosting their annual carport sale on Saturday, February 7, 2026 from 8 AM to 8 PM. A wide variety of items will be for sale throughout the park! | Embassy Mobile Park, Inc. Rummage Sale, Saturday, February 7th, 9:00 a.m. to 2:00 p.m., in the clubhouse on 4th Street. 16416 US Highway 19 N., Clearwater - Largo area. Off East Bay just West of Tri-City Plaza; come in by Wendy's onto Pine Forest Drive. | Paradise Island Annual Flea Market, March 28th 9am-2pm. 1001 Starkey Rd. Largo. 8am early entrance \$1.00. Large selection of home goods, tools, furniture, linens, clothes, bake sale and more. Follow signs for Clubhouse. |
| Clearwater Cascade park-wide yard sale. Saturday, February 21, 8:00am - 2:00pm. 9790 66th Street N, Pinellas Park | Blue Jay Estates - Annual Community Rummage Sale. Friday and Saturday, February 27 and 28, 2026. 8am - 1pm. Bake Sale and Lunch available both days. In clubhouse and deck. 2755 Curlew Road, Palm Harbor, FL 34684 |  |

MARCH AD DEADLINE - FEBRUARY 10, 2026

Advertise EVENTS, BUY, SELL, TRADE ITEMS, by sending copy & check to Monthly Media at 220 Bahama St, Venice, FL 34285. Ads over 10 words must be accompanied by \$.80 per extra word or publisher will edit. Each new word indicated by a space, numbers included. No mobile home sales, no professional products or services. Envelope must be postmarked by 10th of the month to meet deadline. **SORRY: No ads accepted by phone or email.**

2025/2026 Activities Chairpersons

| | | | |
|---------------------------------|-----------------------|-------------------------------|-------------------------|
| Activities/Social Director..... | Ernie Ranger | Library..... | TBA |
| Activities Bulletin Board | Ernie Ranger | Lock-Up | Park Management |
| Water Aerobics | Sandy Crockett | Memorial..... | TBA |
| Power Aerobics | Michele Roberts | Monthly Media..... | Mich Emond |
| Bingo Coordinator | Ernie Ranger | Monthly Media Deliveries | Anne Emond/Volunteers |
| Budget..... | Mich Emond | Neighborhood Watch | Colleen Huckins |
| Chaplain | TBA | Outings and Travel..... | Ernie Ranger |
| Clubhouse Reservations..... | Park Management | Social Committee..... | Ernie Ranger/Volunteers |
| | 727-531-9105 | Shuffleboard | Colleen Huckins |
| Coffee Hour..... | Chris Lowe/Volunteers | Shuffleboard Courts Keeper... | Colleen Huckins |
| Entertainment Coordinator..... | Ernie Ranger | Sick Bay/Condolences | TBA |
| Keeper of the Wreath | Brownie | Sunshine Fund..... | Jeryl Danieli |
| Kitchen Supplies | Ernie Ranger | Welcoming Committee | Mel Baumgart |

Borrowing of Tables

The tables and chairs in the Clubhouse are NOT available for loan. Any loaner tables that were available for loan have never been returned, thus there are NO loaner tables or chairs available. Tables and chairs are NOT for outside use.



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Philip Willix \$10 Boss Electric
Sharon Fusner \$10 Boss Electric
Fran Gillette \$5 Buggin Out Termite
John Anderson \$10 Buggin Out Termite
Bill O'Sullivan \$10 Gulf Coast Powerwashing
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Donald Lawdel \$10 Gulf Coast Powerwashing
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John Chico \$10 Gulf Coast Powerwashing
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Margaret Fake \$5 Jones & Sons Plumbing
Michael Arkanoff \$5 Jones & Sons Plumbing
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Joyce Billis \$5 Air Masters of Pinellas

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