

LAKE CONLEY MOBILE HOME PARK CONDOMINIUM ASSOCIATION, INC.

SECOND NOTICE OF ANNUAL MEETING

To All Lake Conley Mobile Home Park Condominium Association, Inc. Members,

The ANNUAL MEETING of Lake Conley Mobile Home Park Condominium Association, Inc. will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: Monday, February 9, 2026 at 7:00 PM**
- **LOCATION: Community Club House
2020 Kahala Drive
Holiday, FL 34691**

Enclosed with this notice is the Agenda for the Annual Meeting, and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of voting on the election of directors and conducting such other business as may lawfully be conducted.

This year there will be an election for the Board with two (2) open positions. Please select only two (2) individuals when marking your ballot. You can now email your Ballot to ballots@lakeconleymhp.org. Please be sure to sign the ballot; however, by doing so you are waiving the secrecy of your ballot. Nominations cannot be taken from the floor. The Organizational Meeting will be held on Tuesday, February 10, 2026 at 10:00 AM at the Community Clubhouse.

Agenda items are as follows:

1. **Call to Order**
2. **Appoint Chairperson of the Meeting**
3. **Proof of Notice of the Meeting**
4. **Certifying of Proxies & Establish Quorum**
5. **Read or Waive Minutes of Last Members' Meeting and Motion to Approve**
6. **Candidates Have Read and Agree to Abide by Association Documents**
7. **Election of New Directors (2)**
 - a. **Selection of 2 or 3 Non-Candidate Members to Count Ballots**
8. **Motion to close Ballot Box**
9. **Reports of Officers and Committees**
10. **Unfinished Business**
11. **New Business**
 - a. **Election Results**
 - b. **Open Forum**
 - c. **Introduce 2026/2027 Board of Directors**
12. **Adjournment**

Proxies and ballots can be deposited at the Lake Conley Club House in the labeled boxes by the entrance, inside the Club House up to the day of the meeting.

MAILED: January 6, 2026

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

**LAKE CONLEY MOBILE HOME PARK
CONDOMINIUM ASSOCIATION, INC.**

PROXY

The undersigned owner(s) or designated voter of unit/address _____
in **Lake Conley Mobile Home Park Condominium Association, Inc.**, hereby appoints the **Secretary** of
the Association or (fill in name), _____ as my proxyholder to **ATTEND**
the Annual Membership Meeting of **LAKE CONLEY MOBILE HOME PARK CONDOMINIUM
ASSOCIATION, INC.** to be held on: **MONDAY, FEBRUARY 9, 2026 AT 7:00 PM** at the **COMMUNITY
CLUB HOUSE, 2020 Kahala Drive, Holiday, FL**

The proxyholder named above has the authority to vote and act for me to the same extent that I would, if
personally present, with power of substitution, including the establishment of a quorum, in all matters before
the membership, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS: Check "General Powers" if you want your proxyholder to vote on other issues which
might come up at the meeting and for which a limited proxy is not required.

_____ I authorize and instruct my proxyholder to use his or her best judgement on all other matters which
properly come before the meeting and for which a general proxy may be used.

Signature of Owner or Designated Voter:

Signature of Co-Owner

Date:

Print Name:

Print Name:

Date:

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____
To substitute for me in voting the proxy set forth above.

Dated: _____

(Signature of Proxyholder)

**This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful
adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which
it was given.**

LAKE CONLEY MOBILE HOME PARK CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEMBERS MEETING BALLOT FOR ELECTING DIRECTORS MONDAY, FEBRUARY 9, 2026 @ 7:00 PM

IF YOU E-MAIL YOUR COMPLETED BALLOT IN TO THE ASSOCIATION, YOU MUST FILL IN THE BELOW INFORMATION FOR YOUR VOTE TO COUNT.

UNIT # _____ ADDRESS: _____ ASSOCIATION: _____

(I, WE), FIRST AND LAST NAME: _____
(THIS ALSO SERVES AS SIGNATURE)

WAIVE MY RIGHT TO A SECRET BALLOT FOR THIS BOARD ELECTION.

VOTE FOR NO MORE THAN TWO (2) CANDIDATES BY PLACING AN "X" IN THE BOX. IF YOU VOTE FOR MORE THAN TWO (2) CANDIDATES, YOUR BALLOT WILL BE INVALID.

Alphabetical Order (Last Name, First Name):

Vote for two candidates only

BY PROCLAMATION:

1. ☐ MCCOWELL, MARILYN



BOHINDKI, FRED

2. ☐ PALEMO, GERRIANN



MASONE, JOSEPH A

3. ☐ PECK, JOSEPH



YOUNG, DONALD

- After you have completed marking the ballot, it must be placed in the envelope marked "BALLOT". Please write the name of your association on this envelope.
- Place this **ballot** envelope into the envelope marked "RETURN BALLOT ENVELOPE".
- Please write in your unit information on the outer "RETURN BALLOT ENVELOPE" and sign this envelope before mailing.
- **NOTE:** The "RETURN BALLOT ENVELOPE" MUST BE SIGNED. IF THE "RETURN BALLOT ENVELOPE" IS NOT SIGNED, THE BALLOT IS VOID.
- If you want to e-mail your Ballot, please send to: ballots@lakeconleymhp.org and fill in the information above.
 - **BALLOT BOX AT THE LAKE CONLEY CLUB HOUSE FOR DROP OFF AT THAT LOCATION**

WAIVING THE SECRECY OF YOUR BALLOT IS YOUR CHOICE. YOU DO NOT HAVE TO WAIVE THE SECRECY OF YOUR BALLOT IN ORDER TO VOTE. BY TRANSMITTING YOUR COMPLETED BALLOT THROUGH E-MAIL TO THE ASSOCIATION, YOU WAIVE THE SECRECY OF YOUR COMPLETED BALLOT. IF YOU DO NOT WISH TO WAIVE YOUR SECRECY BUT WISH TO PARTICIPATE IN THE VOTE THAT IS THE SUBJECT OF THIS BALLOT, RETURN BY MAIL OR PLEASE ATTEND THE IN-PERSON MEETING WHICH THE MATTER WILL BE VOTED ON.

Hi everyone, my name is **Marilyn McCowell** and I would like to run for the Board. My qualifications are as follows, I served in executive management for 20+ years for a major non profit organization. I reported directly to a Senior Executive Vice President as his Executive Assistant. Some of my duties and responsibilities included budgeting, Human Resources, recording of minutes and many more functions. I feel I'm very approachable if you have problems or issues. I want to be a contributing member to the Board of Directors. I know I would be an asset to the Lake Conley Board of Directors. Presently I am the Sunshine Lady for Lake Conley. I enjoy this position and I understand that I can still hold this position, even if I'm elected to be part of the Board. I rented in the community for about 3 years prior to purchasing a home here.

GERRIANN PALERMO

3921 Lomi Lomi Dr, Holiday FL 34691

PROFESSIONAL EXPERIENCE

1996-2007 – Garden City, NY – Administrative Assistant

Nassau County Industrial Development Agency

Promotes economic growth by helping businesses relocate and thrive in the county offering guidance on site selection and tax incentives along with financing revenue bonds and job creations and retention. Worked with State Environmental Quality Review, New York State Comptrollers Office auditing revenue bonds, and legal documents. The Agency works with State and Local Governments to remediate brown fields (contaminated land) so they can re-use for future businesses.

2007-2025 – Land O Lakes, FL – Accountant/Finance

Pasco County Fire Rescue

Maintenance and review of fiscal records and controls. Maintain accounting records, computer spreadsheets, and database programs. Follow accounting principles and procedures as they relate to public financial administration.

Analyzes statistical, fiscal, and payroll records and reports of the department to determine the cost of operations of various activities. Participates in the routine accounting functions of posting, balancing, and preparation of special reports. Assists in the preparation of budget estimates and reviews encumbrances as to the availability of funds.

Worked in accordance with Fire Chief's and Fire Stations as to their various needs for operations and future needs.

Joseph Peck

These are past experiences that I think would benefit our community.

- 1) I served as building representative, then vice president, then president of the Greendale education association.
- 2) I served as vice president , then president of the Silver Lake home owners association
- 3) I served as board member of the Woods at Anderson Park COA, then vice president , then president.
- 4) Since the Woods at Anderson Park is managed by Ameri-tech, I have worked with many of the Ameri-tech staff including Mike Perez , the owner and CEO of Ameri-Tech.
- 5) I have completed the required board certification course.

Also of benefit to the community is the fact that I am a year round resident of our community

LAKE CONLEY MOBILE HOME PARK CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

NOTICE is hereby given that the Board of Directors is holding a meeting at the following **DATE**, **TIME** and **LOCATION**:

- **DATE / TIME:** Tuesday, February 10, 2026 at 10:00 AM
- **LOCATION:** Community Club House
2020 Kahala Drive
Holiday, FL 34691

AGENDA

1. **Call to Order**
2. **Appoint Chairperson of the Meeting**
3. **Appoint Officer Positions**
 - (1) President; (2) Vice President; (3) Treasurer; (4) Secretary
 - (5) Member at large
4. **Adjournment**

ALL OWNERS ARE WELCOME TO ATTEND

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

Lake Conley Mobile Home Park
289 Mobile Units + 60 RV Units = 349 Units
January 1, 2026- December 31, 2026 Approved Budget

Acct	Description	2025 Annual	2026 Annual	2026 Annual Monthly
4010	Unit Maintenance Fees	\$230,147	\$230,147	\$19,179
4300	RV Lot Income	\$17,280	\$17,280	\$1,440
	Total Revenue	\$247,427	\$247,427	\$20,619

Acct	OPERATING EXPENSES			
5010	Copies/Printing/Supplies	\$4,500	\$4,500	\$375
5015	Bank Charges	\$100	\$100	\$8
5020	Office Supplies	\$200	\$200	\$17
5025	Tenant Check	\$1,000	\$1,000	\$83
5030	Delinquencies/Manual Deposits	\$500	\$500	\$42
5035	Charge Backs	\$1,000	\$1,000	\$83
5040	Website EMR	\$2,000	\$2,000	\$167
5200	Fert/Pest Control	\$1,960	\$1,960	\$163
5300	Insurance General	\$20,000	\$20,000	\$1,667
5310	Insurance Workers Comp	\$600	\$600	\$50
5400	Lawn Service (monthly)	\$9,500	\$9,500	\$792
5410	Tree Trimming	\$800	\$800	\$67
5600	Annual Report	\$80	\$80	\$7
5620	Division Fees	\$1,200	\$1,200	\$100
5800	Management Fee	\$30,000	\$30,000	\$2,500
5900	Legal	\$10,000	\$10,000	\$833
5910	CPA Services / Audit	\$400	\$400	\$33
5915	Property Taxes	\$900	\$900	\$75
5920	Income Taxes	\$325	\$325	\$27
5950	Bad Debt Expense	\$400	\$400	\$33
6100	Repair/Maint - Clubhouse	\$9,000	\$9,000	\$750
6105	Repair/Replace Office/Common Area Equipment	\$3,000	\$3,000	\$250
6110	Repair/Maint - Common Area	\$15,000	\$15,000	\$1,250
6115	Repair/Maint - Gate	\$3,000	\$3,000	\$250
6135	Security Guard	\$500	\$500	\$42
6170	Janitorial	\$7,500	\$7,500	\$625
6175	Clubhouse - Supplies	\$300	\$300	\$25
6200	Pool	\$6,000	\$6,000	\$500
6210	Pool/Spa Maint & Repairs	\$5,500	\$5,500	\$458
6250	Pool/Spa Licenses & Permits	\$280	\$280	\$23
6999	Electric - RV	\$160	\$160	\$13
7001	Electric	\$29,400	\$29,400	\$2,450
7002	Water/Sewer/Trash	\$4,500	\$4,500	\$375
7003	Storm Water Tax	\$300	\$300	\$25
7005	Telephone & Internet & Cable TV	\$6,000	\$6,000	\$500
8000	Operating Contingency	\$234	\$234	\$19
	Total Operating Expenses	\$176,139	\$176,139	\$14,678

2026 RESERVE FUNDING

9010	Reserves - Painting Clubhouse	\$2,452	\$2,452	\$204
9020	Reserves - Paving, Sealing & Repair	\$45,022	\$45,022	\$3,752
9025	Reserves - AC	\$0	\$0	\$0
9030	Reserves - Security and Bldg/Entry Gate	\$2,943	\$2,943	\$245
9035	Reserves - Clubhouse Floor	\$760	\$760	\$63
9040	Reserves - Clubhouse Roof	\$3,785	\$3,785	\$315
9045	Reserves - Clubhouse Furniture	\$1,362	\$1,362	\$114
9050	Reserves - Storm Sewers (6)	\$848	\$848	\$71
9055	Reserves - RV Lot Improvements	\$2,000	\$2,000	\$167
9060	Reserves - Shuffleboard	\$0	\$0	\$0
9070	Reserves - Pier/Dock/Seawall	\$1,465	\$1,465	\$122
9080	Reserves - Pool	\$4,689	\$4,689	\$391
9085	Reserves - Pool Deck	\$1,620	\$1,620	\$135
9090	Reserves - Pool Pump Housing Area	\$818	\$818	\$68
9095	Reserves - Pool Solar Heating	\$1,504	\$1,504	\$125
9100	Reserves - Deferred Maintenance	\$0	\$0	\$0
9110	Reserves - Office Equipment	\$0	\$0	\$0
9130	Reserves - Fences	\$1,000	\$1,000	\$83
9160	Reserves - Electronic Sign	\$1,019	\$1,019	\$85
9300	Prepaid Maint Fees	\$0	\$0	\$0
9310	Reserves - Interest	\$0	\$0	\$0
Total Reserves		\$71,288	\$71,288	\$5,941

TOTAL EXPENSES		\$247,427	\$247,427	\$20,619
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Approved 11/11/24

Lake Conley MHP

Reserve Analysis 1/1/2026

		Current Replacement Cost	Current Reserves	Service Life (Yr)	Years Left	Unreserved Amount	Monthly Reserve to Fully Fund	Annual Reserve to Fully Fund
20-2010-00-00	Reserves - Painting Clubhouse	\$14,583.00	\$9,678.36	10	2	\$4,904.64	\$204.36	\$2,452.32
20-2020-00-00	Reserves - Paving, Sealing & Repair	\$675,323.72	\$0.00	15	15	\$675,323.72	\$3,751.80	\$45,021.58
20-2025-00-00	Reserves - A/C	\$18,392.00	\$18,392.48	13	5	\$0.00	\$0.00	\$0.00
20-2030-00-00	Reserves - Security Bldg/Entry Gate	\$37,000.00	\$16,402.21	10	7	\$20,597.79	\$245.21	\$2,942.54
20-2035-00-00	Reserves - Clubhouse Floor	\$12,000.00	\$5,916.76	20	8	\$6,083.24	\$63.37	\$760.41
20-2040-00-00	Reserves - Clubhouse Roof	\$142,392.00	\$25,067.67	35	31	\$117,324.33	\$315.39	\$3,784.66
20-2045-00-00	Reserves - Clubhouse Furniture	\$10,866.24	\$6,779.52	10	3	\$4,086.72	\$113.52	\$1,362.24
20-2050-00-00	Reserves - Storm Sewers (6)	\$110,000.00	\$103,212.32	30	8	\$6,787.68	\$70.70	\$848.46
20-2055-00-00	Reserves- RV Lot Improvements	\$35,000.00	\$25,000.00	5	5	\$10,000.00	\$166.67	\$2,000.00
20-2060-00-00	Reserves - Shuffleboard	\$8,000.00	\$21,625.80	20	0	\$0.00	\$0.00	\$0.00
20-2070-00-00	Reserves - Pier/Dock/Seawall	\$15,000.00	\$9,138.03	10	4	\$5,861.97	\$122.12	\$1,465.49
20-2080-00-00	Reserves - Pool	\$124,000.00	\$58,356.39	25	14	\$65,643.61	\$390.74	\$4,688.83
20-2085-00-00	Reserves - Pool Deck	\$35,000.00	\$23,656.86	20	7	\$11,343.14	\$135.04	\$1,620.45
20-2090-00-00	Reserves - Pool Pump Housing Area	\$17,500.00	\$10,956.76	20	8	\$6,543.24	\$68.16	\$817.91
20-2095-00-00	Reserves - Pool Solar Heating	\$15,361.01	\$6,334.95	10	6	\$9,026.06	\$125.36	\$1,504.34
20-2100-00-00	Reserves - Deferred Maintenance	\$0.00	\$46,584.67	0	0	\$0.00	\$0.00	\$0.00
20-2110-00-00	Reserves - Office Equipment	\$4,536.00	\$4,536.01	10	0	\$0.00	\$0.00	\$0.00
20-2130-00-00	Reserves - Fences	\$20,000.00	\$4,999.80	20	15	\$15,000.20	\$83.33	\$1,000.01
20-2160-00-00	Reserves - Electronic Sign	\$7,132.11	\$4,075.92	7	3	\$3,056.19	\$84.89	\$1,018.73
20-2300-00-00	PrePaid Maint Fees	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00
20-2310-00-00	Reserves - Interest	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00
	Totals	\$1,302,086.08	\$400,714.51			\$961,582.53	\$5,940.66	\$71,287.97
		Current Replacement Cost	Current Reserves	Service Life (Yr)	Years Left	Unreserved Amount	Monthly Reserve to Fully Fund	2026 Budgeted Amt

LAKE CONLEY MOBILE HOME PARK CONDO PERCENTAGES & FEES

2026

Unit #	Percentage	Annual Per Yr	Monthly/Unit	# Units	Total Monthly
93&96	0.003304	\$760.40	\$63.37	2	\$126.73
87-92 97-102 205-213 216-224	0.003305	\$760.63	\$63.39	30	\$1,901.59
81-86 103-108 111-123 126-138 145-153 156-164 171-183 186-198 201-204 205-228 231-243 246-258 261-273 276-288	0.003306	\$760.86	\$63.41	142	\$9,003.57
78 141-144 165-168	0.003307	\$761.09	\$63.42	15	\$951.37
75-77	0.003308	\$761.33	\$63.44	3	\$190.33
73-74	0.003309	\$761.56	\$63.46	2	\$126.93
70-72	0.00331	\$761.79	\$63.48	3	\$190.45
68	0.003475	\$799.76	\$66.65	1	\$66.65
67	0.00348	\$800.91	\$66.74	1	\$66.74
66 & 79	0.003486	\$802.29	\$66.86	2	\$133.72
65	0.003491	\$803.44	\$66.95	1	\$66.95
69	0.003495	\$804.36	\$67.03	1	\$67.03
64	0.003496	\$804.59	\$67.05	1	\$67.05
63	0.003502	\$805.97	\$67.16	1	\$67.16
62	0.003507	\$807.12	\$67.26	1	\$67.26
61	0.003513	\$808.51	\$67.38	1	\$67.38
60	0.003518	\$809.66	\$67.47	1	\$67.47
59	0.003524	\$811.04	\$67.59	1	\$67.59
58	0.003529	\$812.19	\$67.68	1	\$67.68
57	0.003534	\$813.34	\$67.78	1	\$67.78
56	0.00354	\$814.72	\$67.89	1	\$67.89
55	0.003545	\$815.87	\$67.99	1	\$67.99
54	0.003551	\$817.25	\$68.10	1	\$68.10
94	0.003555	\$818.17	\$68.18	1	\$68.18
53	0.003556	\$818.40	\$68.20	1	\$68.20
229	0.003558	\$818.86	\$68.24	1	\$68.24
95, 109 139, 199	0.003559	\$819.09	\$68.26	4	\$273.03
124, 259 289	0.00356	\$819.32	\$68.28	3	\$204.83
169	0.003561	\$819.55	\$68.30	1	\$68.30
52, 154	0.003562	\$819.78	\$68.32	2	\$136.63

2026 LCMHP Percentages & Fees

110, 170 200	0.003563	\$820.01	\$68.33	3	\$205.00
80, 125 230	0.003564	\$820.24	\$68.35	3	\$205.06
184, 260	0.003565	\$820.47	\$68.37	2	\$136.75
140, 155	0.003566	\$820.70	\$68.39	2	\$136.78
51, 214	0.003567	\$820.93	\$68.41	2	\$136.82
185	0.003569	\$821.39	\$68.45	1	\$68.45
215, 244	0.003572	\$822.08	\$68.51	2	\$137.01
50	0.003573	\$822.31	\$68.53	1	\$68.53
274	0.003575	\$822.77	\$68.56	1	\$68.56
245	0.003577	\$823.23	\$68.60	1	\$68.60
49	0.003578	\$823.46	\$68.62	1	\$68.62
275	0.003579	\$823.69	\$68.64	1	\$68.64
48	0.003584	\$824.85	\$68.74	1	\$68.74
47	0.003589	\$826.00	\$68.83	1	\$68.83
1-2	0.003739	\$860.52	\$71.71	2	\$143.42
3-5	0.00374	\$860.75	\$71.73	2	\$143.46
6-7	0.003741	\$860.98	\$71.75	2	\$143.50
8-10	0.003742	\$861.21	\$71.77	2	\$143.53
11-13	0.003743	\$861.44	\$71.79	2	\$143.57
14-15	0.003744	\$861.67	\$71.81	2	\$143.61
16-18	0.003745	\$861.90	\$71.82	2	\$143.65
19-21	0.003746	\$862.13	\$71.84	2	\$143.69
22-23	0.003747	\$862.36	\$71.86	2	\$143.73
24-26	0.003748	\$862.59	\$71.88	2	\$143.76
27	0.003749	\$862.82	\$71.90	1	\$71.90
28	0.003796	\$873.64	\$72.80	1	\$72.80
29	0.004268	\$982.27	\$81.86	1	\$81.86
30	0.004274	\$983.65	\$81.97	1	\$81.97
31	0.00428	\$985.03	\$82.09	1	\$82.09
32	0.004286	\$986.41	\$82.20	1	\$82.20
33	0.004291	\$987.56	\$82.30	1	\$82.30
34	0.004297	\$988.94	\$82.41	1	\$82.41
35	0.004303	\$990.32	\$82.53	1	\$82.53
36	0.004309	\$991.70	\$82.64	1	\$82.64
37	0.004315	\$993.08	\$82.76	1	\$82.76
38	0.00432	\$994.23	\$82.85	1	\$82.85
39	0.004326	\$995.61	\$82.97	1	\$82.97
40	0.004332	\$997.00	\$83.08	1	\$83.08
41	0.004338	\$998.38	\$83.20	1	\$83.20
42	0.004344	\$999.76	\$83.31	1	\$83.31
43	0.00435	\$1,001.14	\$83.43	1	\$83.43
44	0.004355	\$1,002.29	\$83.52	1	\$83.52
45	0.00483	\$1,111.61	\$92.63	1	\$92.63
46	0.005371	\$1,236.12	\$103.01	1	\$103.01