

Lake Conley Board of Director's Meeting

February 9th, 2026

7:00 p.m.

The meeting was called to Order at 7:00 p.m.

Georgia Foltz, President, was appointed as Chairperson of the Meeting.

Lake Conley residents and Board members recited the Pledge of Allegiance.

Roll Call was taken: Present were Georgia Foltz, Fred Bohinski, Don Young, and Julie Phillips. All Members were present.

Proof of the Meeting was provided. The Agneda had been placed on the front door and Bulletin Board since February 6, 2006.

A Quorum was established by the Board having received 160 Proxies.

Approval of January 2026 Meeting Minutes was approved.

PRESIDENT'S REPORT: Georgia Foltz

-Joe Masone, our Treasurer resigned from the Board effective February 8, 2026.

-The new Board election will take place as planned. The two candidates with the most votes will take their positions for a two year term. The third candidate will be appointed for a one year term tomorrow morning at the Organizational Meeting. That was the time remaining on Joe Masone's term.

-Last year, the Board of Directors voted to amend the Bylaws to change the age of person living in a unit with a resident that is 55 years or older, from the age of 18 to 35 years old. The Residents voted on this and passed the Amendment.

--A copy of this Amendment will be delivered to you by the Block Captains. You will have to sign for it and please attach it to your copy of the Bylaws.

-Please make it easier for the Block Captains/Volunteers who deliver notices/newsletters to you by placing a basket, box, a rock or glue a clothespin beside the door frame or any other way you can, so they have a place to put the notice.

-If you notice something broken, please DO NOT attempt to fix it yourself. Contact a Board Member and let them know what is broken.

VICE-PRESIDENT/SECURITY REPORT: Fred Bohinski

-There were two incidents involving the gate:

--We had an issue with gate opening the bar not going up and residents couldn't get in. That was fixed, the problem stemmed from an IP address was lost in the computer for some reason.

--The second incident involved two elderly gentlemen from outside the park, who rode their bikes up to the gate. One of the gentlemen, entered the park through the "Exit" gate, grabbed the bar and knocked it off. Both gentlemen then left.

-If your pet's vaccination is expired, please provide a copy to the office. If you're not sure if it's expired, come to the office and we'll let you know. Also, all pet owners are required to have a Pasco County License in accordance with County laws.

REAL ESTATE REPORT: Julie Phillips

-We currently have 21 houses on the market and there are possibly three more that will be coming on. There was one that sold in February.

-We have had times where there have been as many as 25/26 houses on the list, it just goes in cycles.

TREASURER: Position is Vacant, therefore no report was provided.

MAINTENANCE REPORT: Don Young

-The following items were repaired/will be repaired: Heat pump for pool; Broken street light at 2044 Waterview; a low wire was hanging by the Guard Shack, Spectrum repaired it; FGUA repaired a broken sewer grate at 3737 Lomi Lomi; Reattached a table top in the pool area; Gary Marrs will be replacing a palm tree in front of the Clubhouse; the tile work on the outdoor shower started today; Kim Brink will paint the new wall board section above the new tile. Installed an additional irrigation line in the center island at the park entrance; replaced water-stained ceiling tiles in the club house; repaired the alligator fence at the boat ramp; contacted FGUA to report low water pressure and a water leak at Bywater and Oahu, leak was repaired; reinstalled light fixture cover in the clubhouse; Accurate to install a new Miller's Safety Sensing Edge on the gate.

-We are getting more quotes for the clubhouse floor restoration and the pool surface restoration; getting a quote from Oaks Landscape on repair of several jets broken on the irrigation system.

RV LOT REPORT: Don Young

-There are 12 people on the wait list for the large lot; zero people on the wait list for the small lot. The lists are posted in the glass bulletin board.

-Completed three new lease agreements in January.

-Small lots at \$240.00 and large lots are \$480.00 annually.

-Current vehicle restoration is required for all vehicles parked in the RV lot. Please bring a copy of your annual renewal to the office if applicable.

-RV Lot Decals are required for each assigned vehicle/trailer/etc. assigned to your spot.

-Please read the RV lot rules to ensure that you are able to continue using your lot going forward.

COVENANT REPORT: Georgia Foltz

-There were 13 Architectural Change Forms Received.

-There were 27 Violation Letters sent.

-There are two Hearing Notices.

-Please correct the violation or let us know that the violation will be taken care of before it goes to fining. Our goal is not to fine residents, but to keep the park looking nice.

OLD BUSINESS: None

NEW BUSINESS:

-A motion was made, seconded and passed to hire Greenburg-Nikoloff, PA as Lake Conley's law firm.

-The Board had received several letters requesting a dog park on the new property that was acquired. Georgia explained the history on the acquisition of the park and that Pasco County is considering that area and two other areas outside the park for a possible drainage project and the decision by the county of where the best location for the project may take two to five years to decide.

BOARD MEMBER'S COMMENTS:

-Georgia thanked all the residents of Lake Conley who have helped her and encouraged her along this journey. She is very thankful for all of the residents. She wishes the best to the new Board of Directors and will be there to support them in any way she can.

ADJOURNMENT: Meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Julie Phillips
Julie Phillips
Secretary

Julie Phillips