

## LAKE CONLEY BOARD OF DIRECTOR'S MEETING

March 9th, 2026

7:00 p.m.

Fred Bohinski, President, called the meeting was called to Order at 7:00 p.m.

Lake Conley residents and Board members recited the Pledge of Allegiance.  
Also in attendance, Magda Hatka, Ameritech Representative

Roll Call was taken: Present were, Fred Bohinski, Gerriann Palermo, Marilyn McCowell, and Joe Peck. Don Young was excused.

Approval of February 9<sup>th</sup>, 2026 minutes were approved. A motion was made by Joe Peck and seconded by Gerriann Palermo.

### **PRESIDENT'S REPORT:** Fred Bohinski

- First meeting of the new board. All have been spending time, getting acclimated to their new positions. The four of us here tonight recently went through a 2-hour training class with AmeriTech on the Cinc program which is used to obtain information on financials, and resident accounts.
- With the time change, and it now not getting light until about 7:30 a.m. please watch for the early morning walkers. Also we are asking that those that are walking early, wear lighter color clothing.
- Many visitors are in the park as can be seen with cars parked up front at night and increased crowds at the pool. Please remind your visitors that while in the park, they need to follow our rules as to speed limits and pool use. Also if you are letting a visitor borrow a golf cart especially grandchildren please remember the speed limit is 15 MPH.
- Easter is early this year and many snow birds are in the process of making plans to leave the park. Please remember to fill out a change of address form from the office. It may also be available on line.
- A conceptual document was distributed but WAS NOT PUT OUT BY THE BOD. It was put out by a resident. This information sheet is accurate as to the history of the property, and the potential decision by Pasco County to select our property to install the storm water drain line to Lake Conley. The previous BOD's and the current board, both do agree that any decision as to the us of this property will be placed on hold until Pasco County finalizes their decision. Once we know how they will proceed, we can then begin to proceed. We will keep the residents updated.

### **REAL ESTATE REPORT:** Joe Peck

- 23 properties for sale
- 1 under contract

**TREASURER'S REPORT:** Gerriann Palermo

- Financials are posted on the board. If you have any questions, please call me.

**SECURITY REPORT:** Joe Peck

- There were no security issues.
- No damage to the gate

**COVENANT REPORT:** Fred Bohinski

- 22 violation notices were sent out in February.
- 1 hearing notice has been scheduled
- Reminder to all that an AC F and county permit are required for replacement of an AC unit, and windows and doors. Please remind your contractor of this.
- Reminder to all snow birds to check their mail boxes and siding for mold. Check your flower beds for weeds and bushes in the front of the unit for trimming before leaving the part. Please remember to do these now so that a violation letter won't be sent after you leave the park.

**MAINTENANCE REPORT:** Don Young

The Secretary read the report in the absence of Don Young.

- Accurate completed maintenance on electronic gates
- Terry Gillman Tile started the retile project. Project was completed in 3 days and was underbudget for a total cost of \$1,135.00 This expense was paid from the social club funds.
- Two Robellini Palm trees were donated and planted in front of the clubhouse
- Inspection of Horseshoe pit back stops along Roselawn. They are deteriorating and need to be repaired. We have received a material quote from Joe Fiume
- Inspected the surface water drains on the north and south sides of the pool. They have collected debris and need to be cleaned out.
- A quote was requested from Gary to remove the dead center Palm tree next to the bike rack. He quoted \$125.00 and we awarded the job to him.
- Contacted Cody's pools to provide quote to reline our pool
- Pool shower painted by Kim Brink. Pail was supplied from social club bench repainting project.
- Repaired toilet in men's outdoor washroom
- Disconnected faulty outdoor shower timer
- Replaced irrigation sprinkler nozzles in center Island. This was completed by Dan McCarty
- Pool technician reported one of the two chemical feeder pumps not working. Clear Tech technician confirmed pump is working as required.
- Pick up the two pool umbrellas that were out for repair.
- Secured streets signs in locations
- Site meeting with Cody's pool to inspect our pool in preparation for a quote
- Inspection of pool heat pumps identified a leak and initiated a service call with "Aqua Cal.
- Replaced wind damage sign at park entrance.

- Secured road signs at two locations.

**UPCOMING MAINTENANCE ACTIVITIES REQUIRED.**

- Review the quotes to repair pool surface, award the contract and schedule that work.
- Review the quotes to restore club house floor, award the contract and schedule the work
- Continue to work Lake Conley Park maintenance manual with annual inspection and maintenance schedule
- Clean/remove debris from pool drain gutters on the north and south side of the pool.
- Replace several irrigation sprinkler nozzles along Roselawn hedge.
- Repair horseshoe pits backstops.

**RV LOT REPORT: Don Young**

The Secretary read the report in the absence of Don Young.

- There are currently 12 people on the "waiting list" for a large lot.
- There are currently 2 people on the "waiting list" for a small lot.
- Both large and small lots are occupied. No vacancies.
- No change in lease agreements in February
- -22' small lots are \$240.00 annually
- -44' large lots are \$480.00 annually
- Annual lot fees are prorated for occupancy when applicable
- Updated waiting list has been revised and posted in the glass cabinet
- Current vehicle registration is required for all vehicles parked in the RV lot. Please bring a copy of your annual renewal to the office if applicable to your vehicle being parked there.
- -RV lot decal is required for each vehicle assigned to your spot.
- -Please read the RV lot rules to ensure that you are able to continue using your lot going forward

**OLD BUSINESS:**

None

**NEW BUSINESS:**

-Pool restoration – we have received 4 quotes for the restoration of the pool. We are in the process of deciding when the timing will be good for the closure while the job is being done.

-Document storage – we have retrieved the documents from Ameritech and are storing them here. It will be a savings of approximately \$900.00 annually.

**BOARD MEMBER COMMENTS:**

None

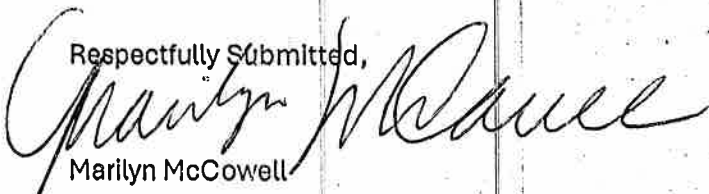
**RESIDENT'S COMMENTS:**

- Lee Thompson expressed concern about the golf carts. People are still driving too fast and a possibility of accidents may occur. He suggested that maybe we should look into have seat belts on golf carts.
- Andy O'Connor expressed concern about the shower installation and the cost. It was indicated that it did not come out of the budget from the BOD, it came from the Social Club Board. This was a benefit for everyone.
- Andy also expressed concern over the money in our budget. He thought we were operating under a deficit. It was pointed out that we are good financially. It was indicated that we have approximately \$53,736.00 in our checking account and \$467,000.00 in another account.
- Patty Quattrin indicated that the traffic on Oahu is awful with the speeding of golf carts and vehicles. Also, she indicated the parking of cars on the street.
- Gloria Yarrow brought up the conceptual activity sheet that was distributed to the homeowners. Expressed concern over the cost. It was later pointed out that this was not cast in stone, it was a concept that has been floating around and it is shelved because Pasco County still does not have a decision as to where the drainage ditch will be put.
- Dick Danielson expressed concern over the horseshoe pit. How much money will be spent. Concerns over the maintenance and repair.
- Guy Aherns came up and talked about the liability, about the conceptual activity sheet.

**ADJOURNMENT:**

Meeting adjourned at 7:40 p.m.

Respectfully Submitted,



Marilyn McCowell  
Secretary