

DRAFT

Lake Conley Board of Director's Meeting

April 13th, 2026

7:00 p.m.

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

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

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

Approval of March, 2026 Minutes were approved Motion made by Joe Peck, and seconded by Don Young.

PRESIDENT'S REPORT: Fred Bohinski

This will be our last Spring meeting. Next meeting will be in November. Snowbirds who are heading back north, a reminder to secure all items outside your home that could be blown away during a storm.

It has been a very busy last 5-6 weeks in the park with many activities and lots of visitors. My only negative observation to all this is that we continually have too much excessive speeding from cars, golf carts and some motorcycles. Please remind your visitors and yourselves to slow down.

Over the summer, the park will continue to operate business as usual. 4 Board members are now here fulltime. The office will still be open on Wednesday's from 9-11. ACT's are still required to make outside changes, and possibly a county permit. If not sure about any item contact a board member, or come to the office on Wednesdays.

The pool project is moving forward. We will discuss more tonite in Old Business.

We are seeing a positive side to home sales. Joe will provide details in his Real Estate report.

The board has not finalized our plans as of this meeting, but we most likely will continue to meet a least once or twice each month to conduct our workshops by Zoom.

For the residents who are fulltime park residents. One thing I would like us all to do this summer is to recognize who our neighbors are that remain in the park, and to possibly check on them from time to time to see that all is well.

The board would like to wish all to have a great summer. Travel safe no matter what direction that may be. See you back here in the fall, or before.

REAL ESTATE REPORT: Joe Peck

25 listings
3 closings in April
6 under contract
19 homes listed if those under contract go through

TREASURER'S REPORT: Gerriann Palermo

Gerriann stated that we had \$75,847.09 in our checking account and \$635,414.82 in reserve account. Financials will be posted on board and any questions should be directed to her.

SECURITY REPORT:

No issues at the gate. We had a report of malicious pellet shooting through the fence which left a few holes in one the residents homes. Police were called. Neighbors reported that the shooter was someone on a bicycle.

COVENANT REPORT: Fred Bohinski

16 Violation Letters were sent out.
1 hearing was scheduled, the matter was resolved prior to the scheduled date.

I know all are probably tired of hearing about the need for ACF's and the continual reminders to slow down in the park. The speed issue in the park, is one that we all need to address. How do we get the residents to slow down? Suggestions, or new ideas are always welcome.

ACF's are an important tool to keeping the park in the kind of shape that makes us all want to continue to reside here. They are simple to fill out, and very rarely denied.

MAINTENANCE REPORT: Don Young

- Contacted Ron from Byway Pest Servies to spray for ants on the pool/deck area.
- Site Meeting at pool with Clear Tech representative (Pat) and Board Members to review scope of work for pool restoration. Pat confirmed project duration 3-4 weeks.
- Fred and Jeff Johnson Inspected flickering lights in Clubhouse. New bulbs or fixture required.
- Assisted Dan McCarty replacing 30 irrigation sprinkler heads and Roselawn.
- Repaired lounge chair in pool area (Brett Taylor).

- Irrigation line in shack ruptured – called Phillips Sprinklers and he repaired damaged pipes and replaced the faulty bladder tank.
- Site meeting at pool with The Pool Works representative (Jack) and Board Members to review scope of work and project details
- Contacted FGUA regarding low water pressure in park and discuss our issue with David Gillette, Manager of US Water. He confirms their plan to replace old valves and install 2 new valves to improve reliability.
- Removed and replace faulty ceiling light in Clubhouse.
- Secure inbound gate bar.
- Called 2 references from The Pool Works reference list for comments.
- Inspect and tighten loose bolts on 12 pool lounges.
- Power wash irrigation shack.
- Monitor irrigation system to confirm normal operation.
- Repair speaker wire connections (Dan McCarty).

UPCOMING MAINTENANCE ACTIVITIES REQUIRED: Don Young

- Review the quotes to repair pool surface, 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.
- Repair horseshoe pits backstops.

RV LOT: Don Young

- There are currently 11 people on the “Wait List” for a large lot.
- There are currently no people on the “Wait List” for a small lot.
- We had 4 small lot lease agreements terminated in March.
- We have 4 small lots available for lease.
- One large lot owner terminated their lease agreement.
- One new agreement was completed.
- Wait list was adjusted accordingly.
- 22’ small lots are \$240.00 annually.
- 44’ large lots are \$480.00 annually.
- Annual lot fees are prorated for occupancy when applicable.
- Revised “wait lists” are posted in the glass cabinet.
- Current vehicle registration is required for all vehicles parked in 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.
- Completed weekly RV lot inspection to ensure compliance with RV lot rules.

OLD BUSINESS:

None

NEW BUSINESS:

POOL RESTORATION:

DOCUMENT STORAGE:

BOARD MEMBER COMMENTS:

None

RESIDENTS' COMMENTS:

None

ADJOURNMENT:

Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Marilyn McCowell, Secretary