

Lake Conley Board of Director's Meeting

January 12th, 2026

7:00pm

Georgia Foltz, President, called the Board of Directors Meeting to order at 7:00pm.

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. Joe Masone was excused.

Approval of December 2025 Meeting Minutes were approved.

PRESIDENT'S REPORT: Georgia Foltz

- Explained the Proxy. The only purpose for a proxy for the Annual Meeting is to obtain a quorum. If we do not have a quorum, then we can not have the Annual Meeting. We never get 145 people at the meeting, therefore, we need the proxies. Fill in your lot number and sign the form and place in the "PROXY BOX" as soon as possible so we can determine if we are going to have a quorum or if we need to get on the phone or go door to door to encourage residents to turn in their Proxy.
- No issues ever come to the floor during a Board of Directors Meeting in which residents would vote from the floor. Residents vote only by ballot and only for an election or for a change to the common grounds.

VICE-PRESIDENT/SECURITY REPORT: Fred Bohinski

- There was one incident where the out bar fell off as it was opening to let a FedEx employee out - he did not hit the bar.
- Another resident hit the entrance bar, knocked it off and paid the \$50.00.

REAL ESTATE REPORT: Julie Phillips

- We had one closing in November; three closings in December; for January we should have one closing the end of the month.
- We have 15 houses on the market with possible 2-3 more going on.

TREASURER: Joe Masone

- There is no report since Joe is on a cruise and did not provide a report.

MAINTENANCE REPORT: Don Young

- The following maintenance issues were done over the past two months (Nov & Dec):
 - Accurate completed an inspection on the Entrance/Exit gates - no issues reported.
- Trimmed palm trees in front of the Clubhouse. The railings in front of the club house, fence and sidewalk areas were cleaned. Repaired the pool heat pump, faulty capacitor - under warranty, so no charge. The Pool gate was inspected, the magnetic lock was sticking, so a new lock was installed. Renewed maintenance contract with Oaks

Landscaping Company. Signed a new maintenance contract with Clear Tech Pool Service. Received a quote for irrigation repair. Getting quotes to remove dying palm tree in front of the clubhouse.

- Upcoming Maintenance Activities:

-- Paint ceiling tile in clubhouse – water stain. Obtain quotes to replace floor tile in outdoor shower pool area. Obtain quotes to repair pool surface. Obtain quotes to restore clubhouse floor. Obtain quotes to remove dying palm tree in front of the clubhouse. Install drain cleanout to improve future drain flushing (Woody's Plumber). Investigate ground sinkage above storm drain at 3836 Bywater Drive.

- For Golf Carts – there are several golf carts with expired liability insurance. Please provide the office with current liability insurance paperwork.

CONVENANT REPORT: Georgia Foltz

- There have been 22 Violation Letters mailed out since our November 2025 meeting.

- We received 10 Architectural Change Form Requests.

- If you get a letter, please respond as soon as possible. Please don't let it go to fining. Our intention is not to fine residents, but to keep the park looking good and follow our rules and regulations and our Bylaws and County/State laws.

- Please try to keep our front flower bed uncluttered.

- If you own two properties, you get to vote on two ballots. Do NOT put both ballots in one envelope. Follow the instructions on the front of the envelopes.

RV LOT REPORT: Don Young

- There are currently 10 people on the "Wait List" for a large lot.

- We currently have two vacant small lots.

- The lot fees were due December 31, 2025.

-- 22' small lots are \$240.00 annually.

-- 44' large lots are \$480.00 annually.

- Two residents are facing late payment fees as per our Bylaws.

- The updated wait list are posted in the glass cabinet next to the kitchen window.

- If interested those currently using one RV lot, could get an additional lot, guaranteed through the end of 2026. At which time they would have to give up one of their lots "IF" there are people on the wait list at that time who want a lot.

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

- EFFECTIVE JANUARY 1, 2026, Guy Arrans has retired as the RV Lot Manager and I will be managing the RV lots.

OLD BUSINESS: None

NEW BUSINESS:

- A vote was taken on the 2026 Budget; New Pool Contract and Outdoor Shower Tile Resoration. Motions were made, seconded and passed by the Board Members.

CANDIDATE PRESENTATIONS:

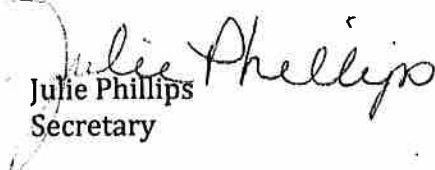
The following Board Candidates made a presentation to the residents of their qualifications to be on the Board: GeriAnn Palermo and Joe Peck. Marilyn McCowell was absent due to family emergency so Georgia Foltz read Marilyn's information.

BOARD MEMBER'S COMMENTS:

- Georgia thanked various residents for their assistance to her over the 14 years while she served in various capacities on the Board.

ADJOURNMENT: Meeting was adjourned at 7:36pm.

Respectfully submitted,


Julie Phillips
Secretary

