

Lake Conley Board of Director's Meeting

April 14th, 2025

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, Joe Masone, Don Young. Absent: Julie Phillips.

The March 2025 Meeting Minutes were approved by the Board Members.

PRESIDENT'S REPORT: Georgia Foltz

- This is the last meeting of the season. We thought we were going to be required to have a summer meeting, but we met the requirements of the state.
- "Snowbirds" are leaving week by week. Please remember to fill out a change of address form before you leave so you get all the mailings that may go out from Lake Conley or Ameritech.
- Please put away the flower pots, yard ornaments, and anything else that might blow around if we get high winds while you're away.
- We are very sorry that the gate and the pool have not been repaired to date. As you may have experienced the difficulty it sometimes is to get someone out to do the repairs. We are doing the best we can. Joe and Fred will give you more information in their reports.
- Don will be giving a report on maintenance and the cost for these projects now being addressed. It is important that residents realize expenses the park is dealing with this season.
- I want to thank the group of residents who cleaned all the tables in the clubhouse. We appreciate the work that you accomplished. They look great!
- Thank you to the people who organized and helped make the Memorial Hymn Sing happen. It is important that we honor all the residents and past residents have passed since last April. It has been a Lake Conley tradition.
- I, also, want to thank the residents who give me a heads up when they feel something needs my attention or something is not working properly. I appreciate it very much.
- I will be heading North on the 19th of this month. Please continue to call me if you have an issue, a question, or want to inform me of something in the park. I will continue to do everything I can to take care of the needs and business of the park. Julie and Joe will be here most of the summer to help residents if they have an immediate problem, otherwise give me a call, text or email me.
- Just a reminder, be sure to fill out the "Architectural Change Form" if you make any changes to the outside of your home, lawn or flower bed. Some changes will require a permit from the county. New air conditioners require an architectural change form be filled out and of a copy of the permit submitted to the office. All air conditioners need a permit. Companies know that, but not all comply, so be sure to make sure they know that they must get a permit.
- I wish all Lake Conley residents, a safe and healthy summer. "Snowbirds" have a safe trip home. Full-time residents, please check on neighbors who live alone.
- If the good Lord's willing, I will be back in October. Thank you for your help and support during this season.

VICE-PRESIDENT/SECURITY REPORT: Fred Bohinski

- The exit gate with the weld issue on the hinge side, was pulled this afternoon and taken to a shop to be rebuilt. They will replace the gate post on the hinge side for added structural strength and replace the current pivot hinges with the pin plus bearing type for smoother operation, they will touch up the paint on the gate as necessary. The process will take two weeks or less. Once back in place, we will need to have Accurate Electronics who handles the electronic side of the gate system, come out to make sure all is correctly calibrated and to place the Miller edge back on the repaired gate.

- The backup gate was placed on the hinges, and we now have the gate closing again. Accurate will be out on Wednesday to make adjustments so the gate will close completely.

REAL ESTATE REPORT:

- There are 18 houses on the market. Two owners removed theirs for the summer.
- Two houses closed in March and we should have two closing in April, one of which was never listed.

TREASURER: Joe Masone

- We do not have the Financial Report yet, as soon as we get it, it'll be posted on the board.
- We received \$52,000 from our insurance company from when the gate was crashed.
- We purchased the property utilizing the money from deferred maintenance.
- The electric bill so far this year is \$9400, which is \$2000 over budget.
- Repairs to the common area so far this year has been \$6400, that's \$2700 over budget
- Repairs to the clubhouse so far this year have been \$3900, which is \$1700 over budget.
- Insurance is \$9600, which is \$4600 over budget.
- We are currently over budget by \$11,000. We have many more expenses coming to include the gate repairs, the fence and the pool.

MAINTENANCE REPORT: Don Young

- We inspected the rear lot line along Lomi Lomi for vegetation and tree growth with Gary Marrs and Ron from R&S Bayway, Lawn Service. No vegetation control is required. There are 12 locations where trees need to be trimmed back.
- Reviewed quote from Oaks Landscape for the installation of irrigation at the park entrance. We want to have irrigation on the right, center and left islands at the entrance. We also want to have a timer on it so it'll be automatic watering.
- Inspected/repaired damage flashing on roof of storage.
- Vinyl fence around the AC unit needs an additional support bracket.
- Woody's plumber came out to clear the drain. On March 10, Woody's installed a camera in the drain to inspect and confirm condition of the drain pipe. They also cleared a partial obstruction.
- Gary Marrs has started the tree trimming on Lomi Lomi.
- Work started today to relocate the fence on our new property. The intent is to go south 30 feet and 190 feet west to the boat dock. There will also be a 12 foot gate to allow access to the remainder of the property to clean it as necessary.
- We contacted Oaks landscape to repair the faulty irrigation valve along the tree line.
- Reviewed quotes for additional irrigation at the gate location

CONVENANT REPORT: Georgia Foltz

- We've been having people turning in their violation letters with corrections. Please turn in your violation letter with proposed corrective action.
- We have two people that may go to fining unless they fix the violation.
- If you receive a violation letter and have questions, you can call me or call Magda.

RV LOT REPORT: Don Young

- There are 21 individuals waiting on the large RV lot.
- There are three small lots available.
- For those with golf carts, please update your liability insurance.

OLD BUSINESS:

- Update on Gate: See VP/Security Report above.
- Update on Pool: The heaters are working and hopefully with any luck it'll be repaired this Wednesday.
- Update on Irrigation for Entry Area: See Maintenance Report above.

NEW BUSINESS:

- Update on Clearing Trees/Underbrush on New Property: See Maintenance Report above.
- Update on Fencing on the New Property: See Maintenance Report above.

BOARD MEMBER'S COMMENTS: Both Georgia and Fred announced they are leaving for the summer. Everyone please be safe. Joe will be here for the summer with the exclusion of his trips planned. Don will be leaving around May 8, if anyone has any maintenance issue please contact him.

RESIDENT'S COMMENTS: A resident wanted to know if there would be a backup for the summer for the pool, Joe informed him that he is in constant contact with the Pool Company.

ADJOURNMENT:

Meeting was adjourned at 7:43pm.

NOTE: This report was prepared based upon the reports provided by the Board Members.

Respectfully submitted,

Julie Phillips
Secretary