

LAKE CONLEY BOARD OF DIRECTORS' ANNUAL MEETING

February 10th, 2025

7:00pm

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

Georgia Foltz called for a motion to be made to appoint a Chairperson of the meeting. Julie Phillips made a motion to appoint Georgia Foltz as Chairperson of the meeting, Ron Gudenau seconded the motion.

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

Roll Call was taken: Present were Georgia Foltz, Ron Gudenau, Cathy Wolosin, Joe Masone and Julie Phillips.

Georgia stated that the Notice of the Meeting had been posted on the door to the Clubhouse and the bulletin board. Additionally, those that received the proxies also got a copy of the Agenda.

Georgia advised that a quorum had been established; 156 proxies were received.

The February 2024 Board of Directors' Annual Meeting Minutes were approved by the Board.

The January 2025 Meeting Minutes were approved by the Board.

PRESIDENT'S REPORT: Georgia Foltz

- The residents who have hurricane damage need to fill out an Architectural Change Form to let us know what will be repaired and when they are going to get the damage repaired. Permits are required by the County for structural repairs. When you get the permit, bring a copy to the office. If you do not have a printer, we will make a copy of it at the office. It is time to get the repairs done. If you are waiting on a contractor and have it scheduled, let us know.
- Recently we have had several residents refuse to follow the rules of the park. When you move into Lake Conley, you agreed to abide by the rules and bylaws. The rules were made for the good and safety of the park and residents.
- Thank you to all of you who turned in your proxy. It was appreciated.

- Parking passes are required of you to park in the parking lot overnight or if your guest parks overnight. If you need a parking pass, you can get one at the office on Wednesday morning, or I have them at my house on Waterview. Julie also has them at her house on Waterview. When the date of the pass has expired, please return the pass to the office.
- If you notice something that needs attention, call me so we can get it taken care of.
- The Board will be discussing the possibility for a new activity for residents on Wednesday – residents are interested in getting Darts going.
- Thank you to Mo Gudenau for all the work on the Lake Conley Directory. It is a very, very time consuming job.
- We have a lot of events here within the Clubhouse. I am hoping more people will step up and help clean up after each event to clean up it would be a lot easier for the people that plan it. With more hands on deck it does not take long to get it done and makes it easier on everyone. Please don't leave it for one or two people to do it all.

VICE-PRESIDENT/REAL ESTATE REPORT: Cathy Wolosin

- This will be my last time having this conversation with you. We have more houses for sale than we've had in a long time.
- There will be 4 houses closing in February
- There are 15 houses currently for sale within the park and 3-4 more coming.

TREASURERS' REPORT: Ron Gudenau

- The Financial Report has been posted on the bulletin board.

SECURITY REPORT: Ron Gudenau

- Reference the gate incident back in October of 2023, it has been turned into our insurance company, their adjuster has been out and his report has been sent to the carrier. Hopefully we'll get over \$54K back for the cost of the gate repair and guard fees after our \$1,000 deductible.

RV LOT REPORT: Ron Gudenau

- There are two small lots available.
- All payments have been made, including late fees.
- If you want a second lot, you can have one for a one year period, and only good for this year.

MAINTENANCE REPORTS: Ron Gudenau

- The two pool baths are out of commission, please use the bathrooms inside for the time being.

CONVENANT REPORT: Georgia Foltz

- A lot of the stuff for the Covenant Report, was given in the President's Report.
- There were 13 Violation Letters given out since the last meeting.
- We received 12 Architectural Change Forms since the last meeting.

OLD BUSINESS:

- The overflow line was rerouted into the sewer line so the street should no longer be flooded in that corner.
- Drinks are supposed to be kept four feet from the edge of the pool, if things fall into the pool, we would have to drain the pool and that cost is over \$1,000.

NEW BUSINESS:

- The Proxy vote was for our bylaws and should the age for use restriction be changed from 18 years of age to 35 years of age. Votes were tallied and there were 119 "yes's", 29 "no's" and 8 sustained, for a total of 156 votes. This was for the bylaws, therefore we needed a vote and this will be registered with Pasco County.

BOARD MEMBER'S COMMENTS:

- Georgia Foltz thanked Cathy and Ron for their years of service on the Board. They have both served seven years on the Board – Cathy has served as Vice-President, Secretary and of course as the Real Estate person for Lake Conley. She has taken care of background checks, taken care of getting all the paperwork required for new owners in our park, and interviews, all of which takes a great deal of time. She has done a great job and we will miss her.
- Ron has spent numerous hours as his position as Treasurer. He has taken care of seeing that all bills are paid, created the budget, making sure we have sufficient funds to pay the bills, made sure we had reserves to cover expenses in the future and numerous other jobs which kept us in good financial condition. All of this has taken many, many hours. He has also worked on Security to keep the gate working and dealing with the gate company, which was not always easy. He has worked on several projects over the years and will remain helping with the street repairs and the purchase of the additional property that residents had voted on to purchase. We are going to keep him working. He has helped me many times with park problems and maintenance. Thank you to Cathy and Ron for their dedication to the park.
- Ron thanked everyone and stated he enjoyed working with everyone.

RESIDENT'S COMMENTS:

- A resident commented on the amount of poop that has been observed on the lawns. Another resident stated sometimes it's the feral cats and raccoons that are leaving messes.
- Georgia reminded people to pick up their poop; for those feeding the cats to please stop feeding them and please turn off the lights in the clubhouse.

INTRODUCTION OF THE 2025/2026 NEW BOARD OF DIRECTORS:

- Georgia introduced the new Board of Director members, Don Young and Fred Bohinski. The Organizational Meeting will be held Tuesday, February 11th at 10:00am, to decide which positions they will be holding.

ADJOURNMENT:

Meeting was adjourned at 7:25pm.

Respectfully submitted,

Julie Phillips
Secretary