

Lake Conley Board of Director's Meeting

January 23th, 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, Ron Gudenau, Cathy Wolosin, and Julie Phillips. Joe Masone was absent.

Approval of December 2024 Meeting Minutes were approved.

PRESIDENT'S REPORT: Georgia Foltz

- Happy New Year to everyone.
- Georgia asked that if you have a complaint concerning Lake Conley, that you call a Board Member to voice that complaint – not on Facebook. The Board is here to deal with issues that may need to be resolved or fill you in on information that will help you. Georgia also stated she takes all phone calls from residents. Facebook was started for notifications and greetings to your friends and neighbors and other positive notices. It was not started for complaints.
- The Lake Conley Board of Directors will be changing in February. Ron and Cathy have decided not to run for another term. We received two "Letters of Intent". As we have two openings and two "Letters of Intent" provided to the Board, Fred Bohinski and Don Young will be the new members of the Board starting at the end of the February Annual Meeting. There will not be an election.
- February is our Annual Meeting for which we will need a quorum of the residents in order to proceed with the meeting. The mailing has been sent out to all residents which includes a proxy. The proxy will serve as a basis for determining a quorum. Even if you plan to attend the February meeting, please fill out the proxy and put it in the box in the lobby as soon as possible. We need to know in advance if we will meet the number required to hold the meeting.
- Also, included on the proxy is a vote for the change to the By-Laws for Lake Conley. It is a change concerning a person living with a resident who is 55 years old or older. Our present By-Law states that a person 18 years or older may reside with a resident who is 55 years old or older. The proposal is to change 18 years old to 35 years old or older may reside with a resident who is 55 years old or older. It will be up to the residents to make this decision. You will be asked to vote yes or no for the change on the proxy. Those presently residing in the park will be grandfathered.

VICE-PRESIDENT/REAL ESTATE REPORT: Cathy Wolosin

- There are 12 houses for Sale currently, however, could be 13 or 14.
- There was one closing for December.
- The market is slow right now, due to the weather but is expected it to pick up according to Realtors.

TREASURER: Ron Gudenau

- The Financial Report has not been received yet, it will be posted as soon as it's received.

SECURITY REPORT: Ron Gudenau

- No issues were reported.

MAINTENANCE REPORT: Ron Gudenau

- For years the pool overflow would go out into the street. It will now be emptied into the sewer, which should help save the road some.
- Made a motion to approve paying the invoice of \$2155.00 to Woody Tucker Plumbing, who will be doing the work on routing the water line from the pool to the sewer. Motion made, seconded and was passed.

CONVENANT REPORT: Georgia Foltz

- There were 3 Architectural Change Forms submitted.
- There were 23 Violation Letters, some for houses needing cleaning since the residents are gone.
- If you had damage to your unit from the hurricanes, please fill out an Architectural Change Form and let us know that you are addressing the changes and what repairs are needed. If its structural, your company or you need to obtain a permit from Pasco County.
- Be sure your address is updated so you will receive notices and letters sent out to residents.
- Any changes to the exterior of your home or lawn requires approval from the Board by filling out an Architectural Change Form.

RV LOT REPORT: Ron Gudenau

- We have three large lot changes and currently 19 names are on the list.
- One person was late on paying their lot fee.
- There are currently five small RV lots available.
- If you haven't provided our registration, please provide it to the office. You will also need to obtain a sticker from the office that will be placed on the item on your RV lot.
- If there are no names on the wait list, then a person can ask to have a second lot for a one year period. After the one year, they have to surrender the second lot.

OLD BUSINESS: Ron Gudenau

- The complaints have been reviewed and each driveway/street has been visited. We have several we need to work with the contractor on. On the others, we will hire someone to fix those.

NEW BUSINESS:

- Already discussed during the course of the meeting.

BOARD MEMBER'S COMMENTS:

- Cathy and Ron both stated they enjoyed being on the Board.
- If you don't advise a Board Member or submit a written complain to the office, we can't fix it if we aren't aware of it.

ADJOURNMENT:

Meeting was adjourned at 7:29pm.

Respectfully submitted,

Julie Phillips
Secretary