

Lake Conley Board of Director's Meeting

March 10th, 2025

7:00pm

Georgia Foltz, President, called the Board of Directors Meeting to order at 7:01pm.

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, and Julie Phillips.

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

PRESIDENT'S REPORT: Georgia Foltz

- "Snowbirds" will soon begin to leave. Please fill out a Change of Address form and turn it into the office so that you do not miss any mailings from Ameri-Tech or the office.
- We are having issues with the restrooms backing up and are working on finding the cause of the problem. Don will provide more information.
- We are glad to see the big turnout for all the social activities. It's good to see our residents having fun. We hope we will have a big turnout of volunteers for the Flea Market. It is a Social Club event, but the money raised helps all of us.
- At this time of year, we expect to have children in the park. Please watch over them if they are your guests. A reminder that scooters are not allowed on the sidewalks of the clubhouse. Residents please be extra observant when driving in the park.

VICE-PRESIDENT/SECURITY REPORT: Fred Bohinski

- We have not had problems with the gate this past month.
- Pet Owners: Please check to see if your pet is overdue or coming due for it's Rabies Shot, if you don't know, please contact me. Additionally, ALL PETS are required to have a Pasco County License.
- Please DO NOT SPEED!!! Speed Limit in the Park is 15mph.
- If you have kids under the age of 18, please accompany them to the pool, they are not allowed to be up there by themselves.

REAL ESTATE REPORT: Julie Phillips

- There are 16 houses currently for sale and possibly 2-3 more coming on the market this month.
- Two houses closed in February and one closed in March. We should have another closing on the 21st of this month.

TREASURER: Joe Masone

- We do not have the Financial Report yet, as soon as we get it, it'll be posted on the board.

MAINTENANCE REPORT: Don Young

- We've had Woodie's Plumbers out several times to clear the drains in the bathrooms. They'll be coming out to run a camera through the drains to see what, if any, problem there is.
- The following repairs have been completed: door hinge in the ladies pool bathroom; speaker connections at the shuffle court; repaired several pool chaise lounges; replaced and painted broken rail on the fishing dock; a drainage trench was installed in the shuffle board court area to prevent the washout of the plants and mulch onto the parking lot; replaced the faded no parking sign on the fire route on the north side of the clubhouse.

- We need to water the palm trees on the island in front of the clubhouse twice weekly and are doing that.
- We are getting a quote for irrigation for all three sections at the front of the park entrance, so we can plant plants.

CONVENANT REPORT: Georgia Foltz

- There are still residents who have not let us know when they are going to get the repairs completed from hurricane damage. Please fill out an Architectural Change Form and let us know before violation letters go out.
- If you replace your windows, even if they are the same size, you NEED A PERMIT!! Ask your contractor to get the permit. If you do the work, you will need to apply for the permit with the county.
- Be sure to return any Parking Passes that were issued to you after use.
- "Snowbirds", before you leave, please put away all flower pots, yard ornaments, etc., in case of bad weather while you're away.

RV LOT REPORT: Don Young

- One large lot was changed to a resident.
- There are four small lots available, you can get a second lot for one year if you want.
- Golf Carts: There are several Golf Carts that have outdated liability insurance, please get those updated.

OLD BUSINESS:

- A committee will be giving us their proposal for the front entrance so hopefully, it'll be pretty again.
- The property we voted on to purchase should be settled tomorrow along with the 10 people with docks on Bywater.
- They are meeting with the company this week who did the roads to let us know what they will fix. We will be hiring someone to do the blocks on the streets that were knocked loose from the payment project.

NEW BUSINESS:

- We are having problems with our cameras so we'll be updating them. It's very important for liability purposes to have our cameras working properly.

RESIDENT REQUEST: Marilyn McCowell requested to speak to the residents and asked that people please slow down when driving in the park and to stop at stop signs as she was narrowly missed being hit by a vehicle.

BOARD MEMBER'S COMMENTS:

- It was reiterated to SLOW DOWN and bikers to follow the rules of the road.

ADJOURNMENT:

Meeting was adjourned at 7:37pm.

Respectfully submitted,

Julie Phillips
Secretary